



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, January 25, 2022 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orccity.org for the meeting link.

CALL TO ORDER

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.

PUBLIC HEARING

1. GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.
2. GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House
3. GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and Daisy Farr House.

OTHER BUSINESS

4. Election of Chair and Vice Chair
5. 2021 HRB Accomplishments

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

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 1/25/2022

SUBJECT:

GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant requests approval for construction of a new garage with upper story accessory living space at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.

In November 2021, the Board approved the demolition of the garage, and continued the hearing for the proposed new construction to allow the applicant time to provide more information about how the new structure will be attached to the rear wing of the existing house. The applicant provided a revised drawing and additional photos with greater detail on how the two structures would be connected. The applicant has also indicated that the front balcony element is no longer proposed and a window would be used instead.

The Fuge residence is a 1907 Vernacular home that is located a few blocks outside of the McLoughlin Conservation District. It is considered a Historic Landmark in Oregon City.

The proposed new structure will have an 8:12 roof pitch and a Vernacular form. The size of the proposed structure will not overpower the historic Fuge residence, which is 25 feet wide, 20 feet closer to the street, and approximately 6 feet taller than the proposed new structure.

The proposed design is simple as it is a garage structure. The new structure is proposed to include the same cornerboards and rakeboards as well as the horizontal channel siding found on the Fuge residence. The applicant provided two carriage-style garage door options, both of which are appropriate.

The new structure will be connected to the existing rear wing of the house, similarly to how the existing garage and house are connected. The rear wing of the house is not part of the original volume and was added well after the house was built. The proposed construction does not impact the historic volume of the house or any street-facing façade. Because it is placed near the rear of the structure and site, the unconventional manner in which the two buildings are attached will not have an impact on the historic character of the site.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with revised conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



**Historic Review
Staff Report and Recommendation
January 18, 2022**

FILE NO.: GLUA 21-00061 / HR-21-00024: Historic Review for New Construction

HEARING DATE: January 25, 2022
7:00 p.m. – Virtual

APPLICANT/OWNER: Randy Bell
724 Polk Street
Oregon City, OR 97045

REPRESENTATIVE: Brian Shaw
PO Box 33
Oregon City, OR 97045

LOCATION: Clackamas County Map 2-2E-32CB Taxlot 01900
724 Polk Street
Oregon City, OR 97045

REQUEST: Construction of a new garage with upper story accessory living space at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: Approval with Conditions.

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.

Recommended Findings and 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.

The Fuge residence is a 1907 Vernacular home that is located a few blocks outside of the McLoughlin Conservation District. It is considered a Historic Landmark in Oregon City.

The proposed new structure will have an 8:12 roof pitch and a Vernacular form. The size of the proposed structure will not overpower the historic Fuge residence, which is 25 feet wide, 20 feet closer to the street, and approximately 6 feet taller than the proposed new structure. The spacing between the two structures will remain the same – six feet - as the spacing between the house and the existing garage. The proposed design is simple as it is a garage structure. The new structure is proposed to include the same cornerboards and rakeboards as well as the horizontal channel siding found on the Fuge residence. The applicant provided two carriage garage door styles, both of which are appropriate.

The new structure will be connected to the existing rear wing of the house, similarly to how the existing garage and house are connected. The rear wing of the house is not part of the original volume and was added well after the house was built. The proposed construction does not impact the historic volume of the house or any street-facing façade. Because it is placed near the rear of the structure and site, the unconventional manner in which the two buildings are attached will not have an impact on the historic character of the site.

1. The Board accepts the applicant's revision to eliminate the front balcony and replace it with a paired window. Window proportions and style shall match the window on the front of the Fuge residence.
2. Minor changes to window placement or location on side and rear facades are permitted without additional HRB review.
3. The garage door shall be carriage style and shall be 12 feet or less in width.
4. All portions of the structure, including eaves, must meet the 3-foot side yard setback.
5. The applicant shall ensure the siding is wood or smooth fiber cement.
6. The applicant shall utilize windows that meet HRB Policies.
7. Entry doors shall be wood or fiberglass and be stile and rail type with upper portion glass or solid panel.
8. No sliding glass doors are permitted.
9. Incised lumber or pressure treated wood shall not be used on any visible surfaces.
10. All posts, railings, decking and stairs shall be finished to match the house body or trim.

I. BACKGROUND:

The subject site is a 6,500 square foot corner-lot residential property at 8th Street and Polk Street. The primary structure is a historic Landmark structure – the Clark S Fuge residence. The house was constructed in 1907 in the Vernacular Style. A front porch as well as a rear wing appear to be later additions. A detached garage of a later date sits to the right of the house.

Site and Context



Vicinity Map



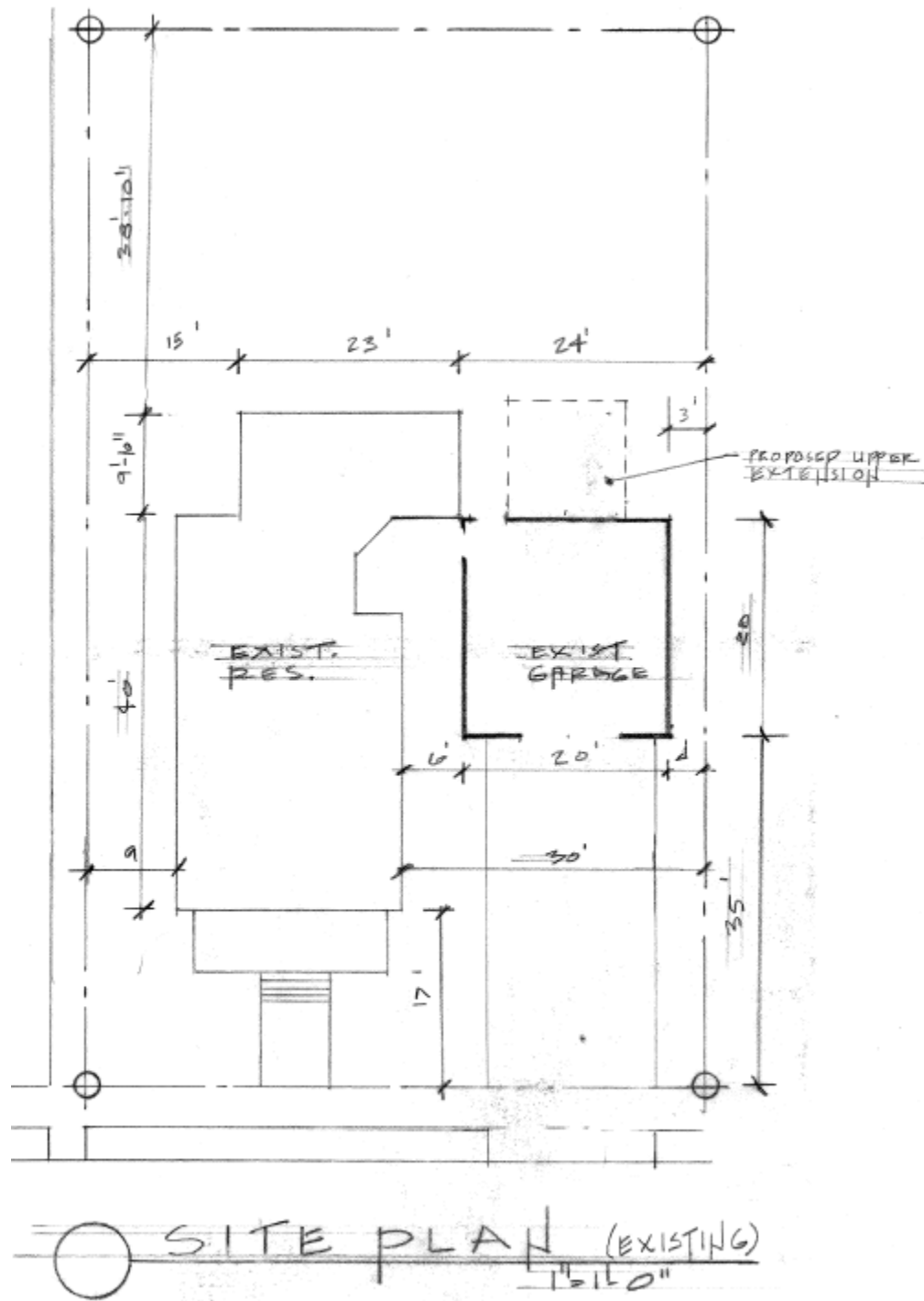
Existing Conditions



724 Polk Street - Clark S. Fuge Residence

Statement of Significance: Clark Fuge came to Oregon from Illinois. He was a day laborer. The structures surrounding the Fuge House are much younger than it is, and are of a much more horizontal emphasis. This house retains all of its original features (siding, cornerboards, rakeboards and architrave molding trim). The front porch with blind balustrade and scuppers is most likely an alteration. The house also has a view of the Willamette Valley.

APPLICANT'S SUBMITTAL:



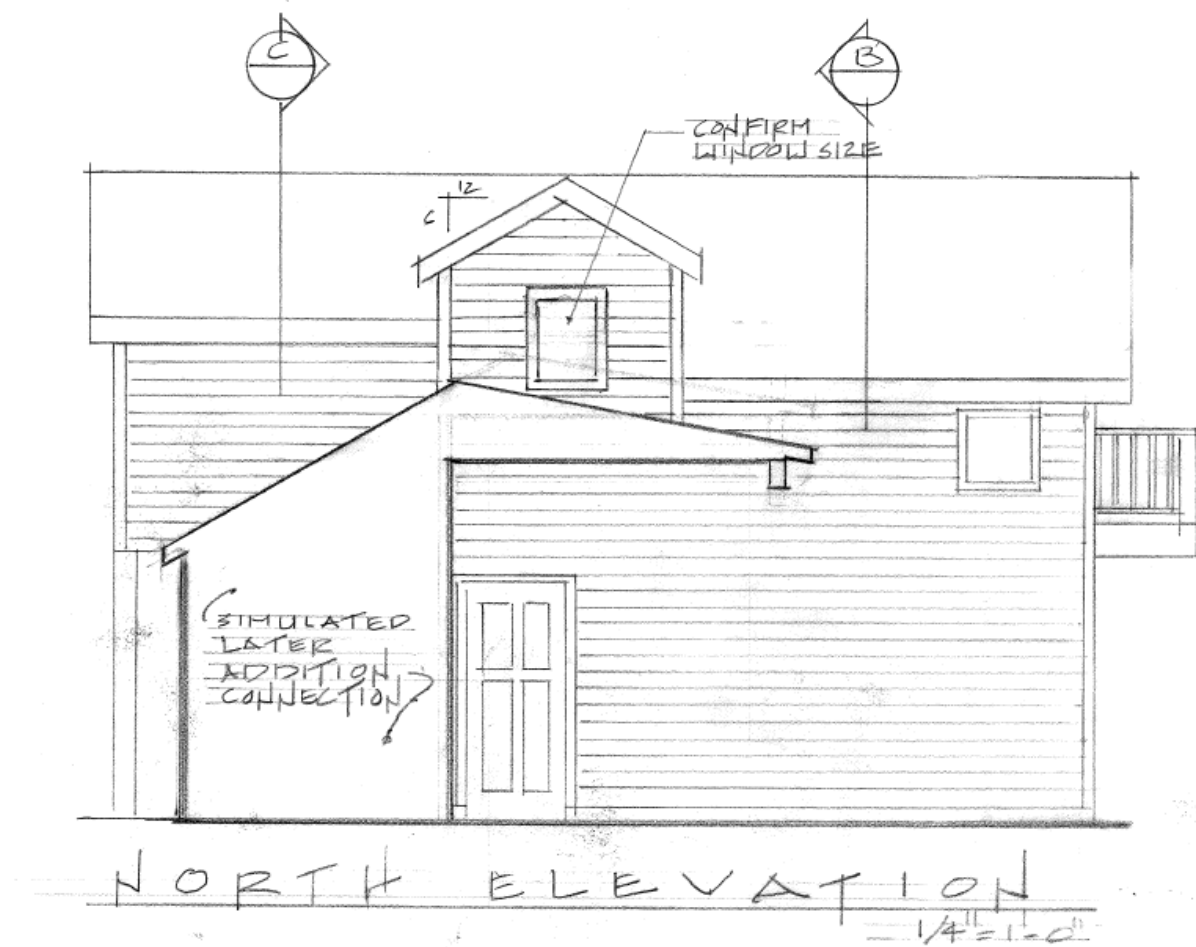
Site Plan



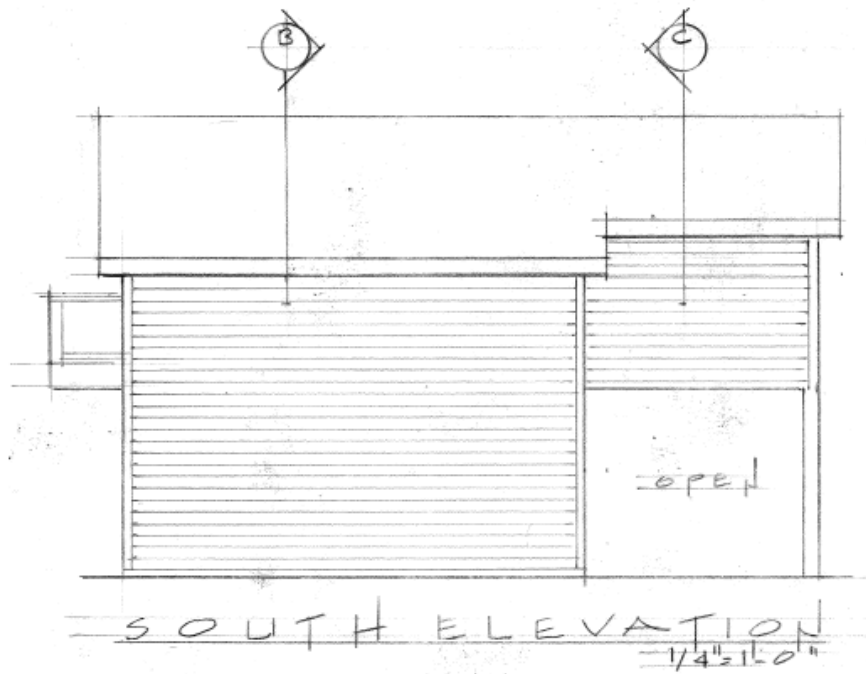
Front elevation



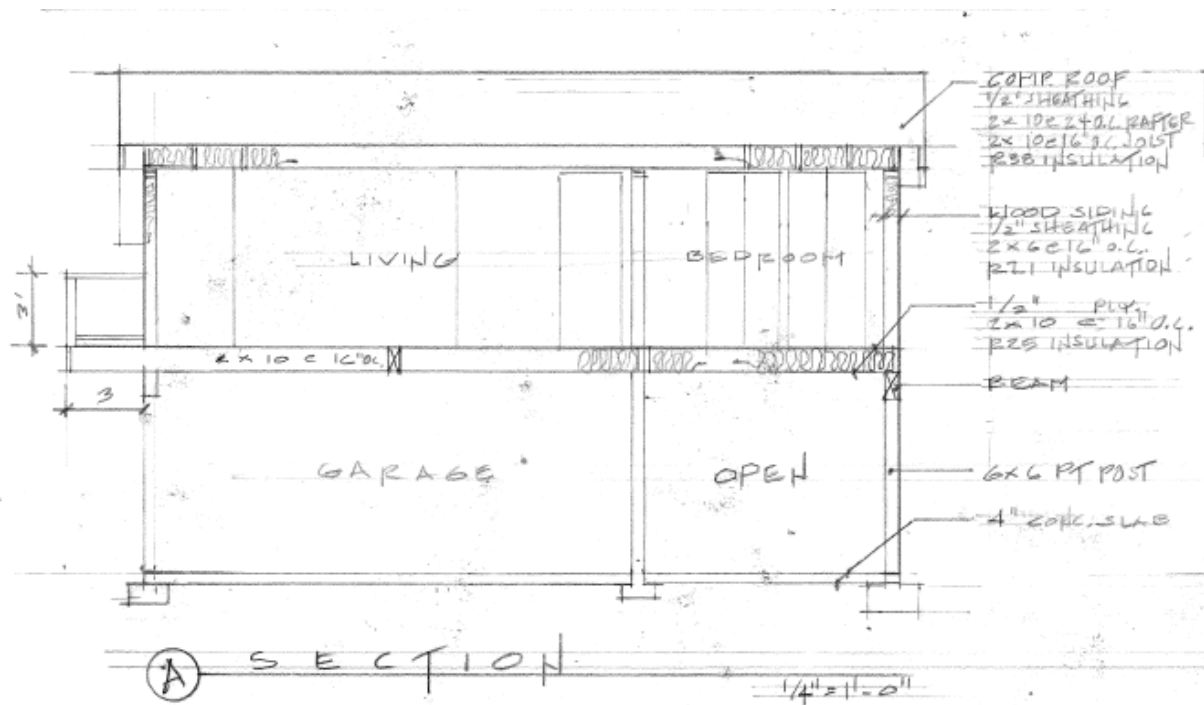
Rear elevation

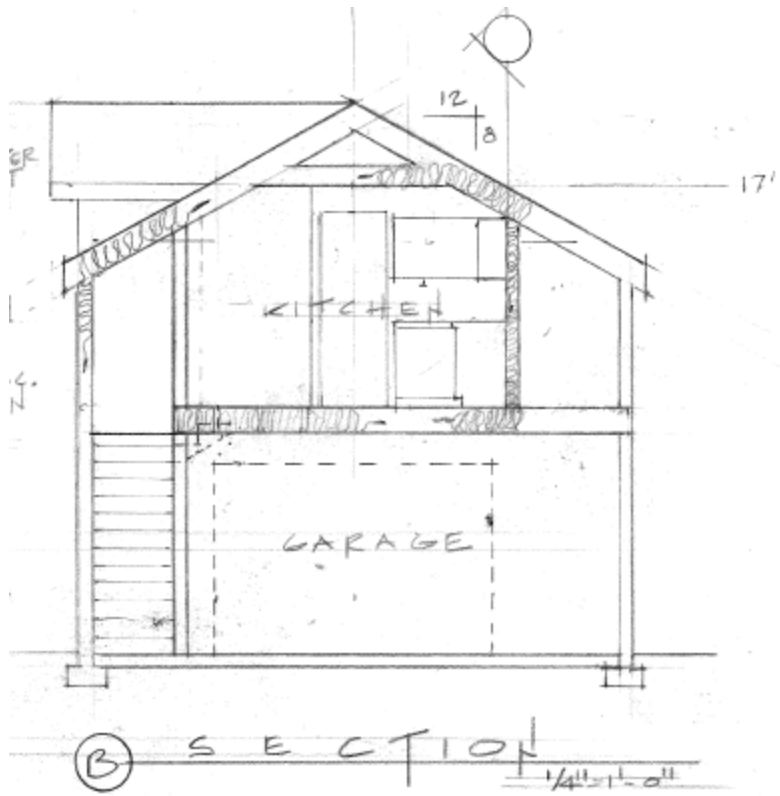


Side Elevation

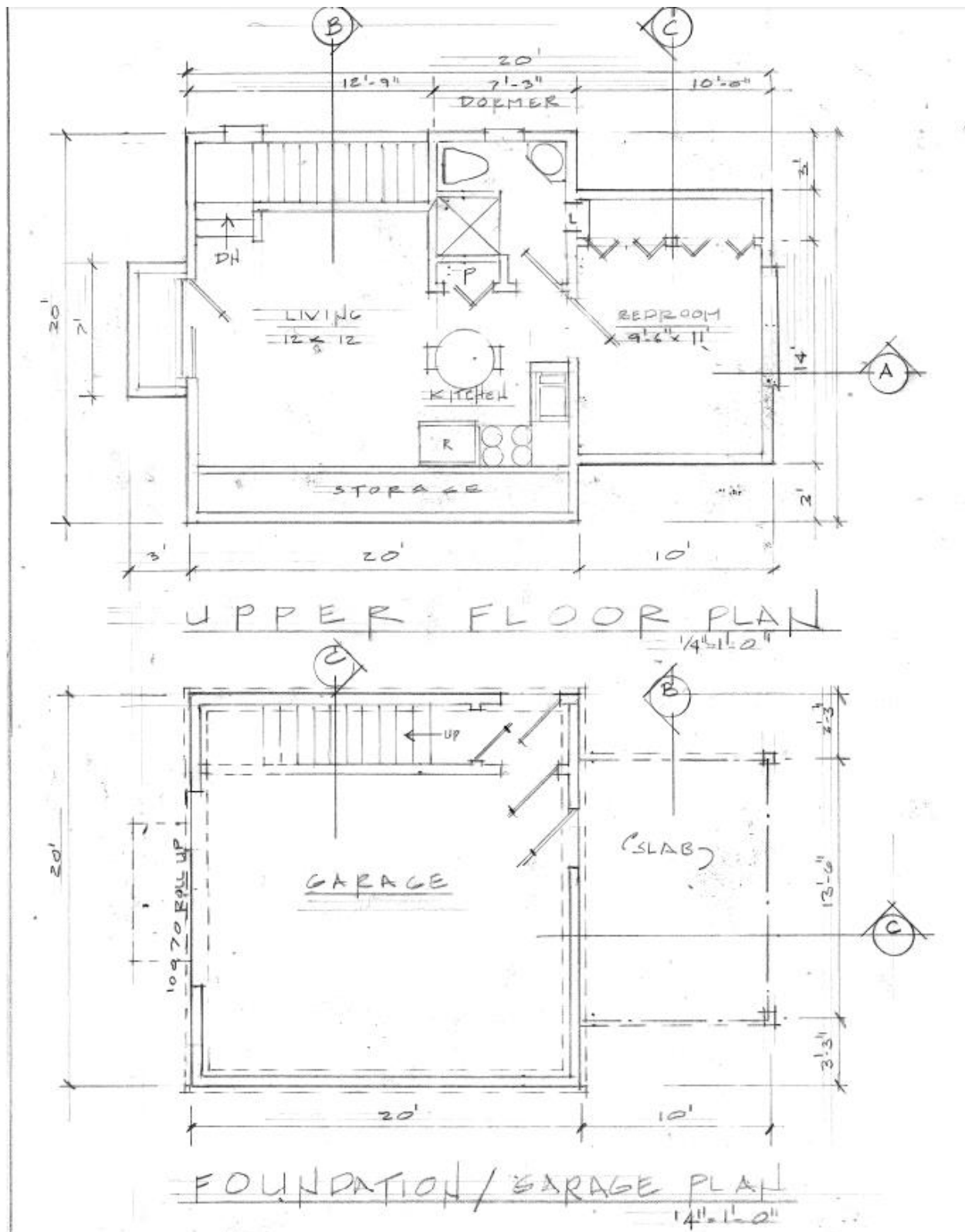


Cross Section





Cross Sections



Floor plans

Project Summary:

The applicant submitted the following project description:

"We are proposing to replace a 20' x20' garage with a 20' x 20' garage with an upper story ADU Which will have a 10' x10' upper room extension . Neighboring residence is a 1915 . Garage is Estimated 1940's. It was constructed using some materials from the former Eastham school. We will use details from the neighboring residence such as trim, siding, roof pitch, and vertical elements Such as one-over-one windows. The addition of the ADU will not only provide a source of income but is in alignment with the city's Intention of creating a higher density within certain areas of the city. Locating it above the garage Allows the applicant to maintain the privacy of their rear yard."

The Fuge residence is a 1907 Vernacular home that is located a few blocks outside of the McLoughlin Conservation District. It is considered a Historic Landmark in Oregon City.

Zoning:

The property is zoned R-3.5 Medium Density Residential.

Public Notice and Comment:

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

One public comment was submitted prior to the publication of this staff report:

The McLoughlin Neighborhood Association (MNA) submitted a letter with the following comments. These comments are addressed within the staff report findings where appropriate.

"Please provide missing/inadequate details, including below, to allow review of the application:

- Proposed site plan, demonstrating property lines, relationship of new structure to existing structure being demolished, landscaping, structure location, resident parking and access to and from the ADU.
 - Proportion and scale - Relationship to surrounding structures, relationship of existing vs proposed height.
 - Detailed materials and information as noted on the historic review checklist
- Provide narrative with responses to 17.40.060 – Existing alteration and new construction. The historic design guideline, in particular the worksheet on Appendix page 3, provides useful information to develop the plan and application. Specific guidelines to be addressed include but are not limited to:
- Section 5. Character Guidelines: address 5' side setback, height variation 20% max from context buildings, 18" minimum ground level elevation"

The applicant provided additional information requested by the Board between the November and January meetings, which covers some of the concerns of the MNA. In addition, the applicant clarified that the upper floor will be living space, but not a full ADU.

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. No new ground disturbance is proposed. The structure will replace an existing garage structure.

- 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 that meets 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.

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 existing historic primary structure on site is being preserved.

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

Finding: Complies as proposed. New construction that meets 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.

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

Finding: Complies with Conditions. The site is not within a historic district. The proposed design of the new accessory structure is compatible with the Fuge residence and will not distract from or have an adverse impact on its historic character. **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. The proposed design of the new accessory structure is compatible with the Fuge residence and will not distract from or have an adverse impact on its historic character. The design, arrangement, proportion, detail, scale, color, texture and materials proposed structure will be compatible 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.

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

Finding: Complies as Proposed. New construction that meets 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.

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

Design Guidelines for landmark properties

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).

- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Finding: Complies as Proposed. The proposed structure will replace an existing detached garage 20 feet by 20 feet. The existing garage was constructed in the 1940s, according to the applicant, so has been on site for approximately 80 years. The footprint of the existing and proposed garage is approximately 20 feet back from the front of the Fuge residence (not including the front porch). The new structure will be 1.5 stories, while the existing garage is one story. The total proposed height is 17 feet, which is less than the height of the Fuge residence. The size of the proposed structure will not overpower the historic Fuge residence, which is 25 feet wide, 20 feet closer to the street, and approximately 6 feet taller than the proposed new structure. The spacing between the two structures will remain the same – six feet - as the spacing between the house and the existing garage.

The properties surrounding the subject site are not historic landmarks. The proposed structure will be approximately 13 feet away from the house on the adjacent property.



A portion of the garage, near the back corner, does touch a portion of the house as shown in the photo below. This part of the house was a later addition (year unknown). The applicant's site plan did not make it clear how the new structure would be related to the existing house. It appears that the original area of the historic home will not be affected by the new structure and will maintain the 6-foot setback.



Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.

Finding: Complies as Proposed. The Clark Fuge House is a Vernacular style home. The proposed new structure will have an 8:12 roof pitch and a Vernacular form. The McLoughlin Neighborhood Association submitted a comment stating the following guidelines were not addressed:

“Section 5. Character Guidelines: address 5’ required side setback, height variation 20% max from context buildings, 18” minimum ground level elevation.”

The setback required for an accessory structures of up to 600 square feet and 17 feet or less in height is established in 17.54.010.B.2 and is three feet. All portions of the structure, including eaves, must meet the 3-foot setback. The height of the structure is proposed to be 17 feet (measured according to code definitions). In addition, the standards for accessory dwelling units in 17.20.010.D state:

“For detached ADUs, structures shall be located behind the front building line of the principal dwelling or set back a minimum of forty feet, whichever is less, and shall meet all other rear and side yard setbacks for the underlying zone. Legal nonconforming detached structures that are converted into detached ADUs are exempt from this requirement, provided that modifications to the structure associated with the conversion do not cause it to encroach any further into the existing setbacks.”

The 18" minimum ground level elevation for residential uses applies to new construction; however, this is an accessory structure. The proposed ground floor is at grade, because it is a garage. The historic home on the property is elevated above the ground level and meets this guideline. The accessory structure is subservient to the primary dwelling and is appropriate at a lower elevation.

The McLoughlin Neighborhood Association also stated the following elements were not addressed: "Proposed site plan, demonstrating property lines, relationship of new structure to existing structure being demolished, landscaping, structure location, resident parking and access to and from the ADU."

Chapter 17.20.010 does require one off-street parking space for an ADU. The site contains a driveway parking space as well as the garage space itself. The existing parking configuration on site is not proposed to change. There is no historic design guideline related to minimum parking provisions.

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

- Use simple and well proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and 'busy' compositions.

Finding: Complies with condition. The applicant proposes a new detached garage with living space placed above on the second level. The design is a simple rectangular form with a gabled roof to mimic the historic Fuge residence, an 8:12 roof pitch, and a gabled dormer on the side.

The back of the building is less traditional, with an open area underneath a 10x14 extension projecting out from the main 20x20 structure. Due to its location on the rear and out of sight from the street, staff finds it will not impact the historic character of the Fuge residence.

The entry door for the ADU structure is proposed on the rear, with the stair in the interior of the structure. An entry door on the front would be more compatible with the Fuge residence, but would be an entry door for the garage only (placed underneath the top of the staircase), as the stair starts at the back of the structure. The practicality of such a door may not be worth the trouble.

The applicant provided two carriage garage door styles, both of which are appropriate. The final selected garage door shall be carriage style and shall be 12 feet or less in width. The added styling of the garage door will contribute to the compatibility with the historic home, while maintaining the utilitarian nature of the ground floor of the structure.

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

- Maintain the approximate historic building roof and floor heights; neither too high nor too low.

Finding: Complies as Proposed. The applicant proposes each floor to be 8 feet in height, which is appropriate for the style.

- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Finding: Complies as Proposed. The proposed design is simple, with design cues from the Fuge residence.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.

Finding: Complies with condition. The proposed design is simple as it is a garage structure. The new structure is proposed to include the same cornerboards and rakeboards as well as the horizontal channel siding found on the Fuge residence. The applicant provided two carriage garage door styles, both of which are appropriate. The final selected garage door shall be carriage style and shall be 12 feet or less in width. The added styling of the garage door will contribute to the compatibility with the historic home, while maintaining the utilitarian nature of the ground floor of the structure.

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

- Avoid designing an overly plain, unattractive building with minimal texture.

Finding: Complies with condition. The building is a garage and has a plain, utilitarian design, especially on the ground floor. The garage door shall be carriage style and shall be 12 feet or less in width. The added styling of the garage door will contribute to the compatibility with the historic home, while maintaining the utilitarian nature of the ground floor of the structure.

The south elevation (side) has no windows and is fairly plain. However, as an accessory structure and a side façade that is not facing the right of way and 36 feet back from the sidewalk, windows on this façade would not provide much exterior aesthetic benefit and would not affect the structure's impact on the Fuge residence.

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

- Utilize materials and design that conveys a sense of quality and craftsmanship.

Finding: Complies with condition. The applicant proposes the following materials:

- Composition roof
- Wood siding
- Wood carriage garage doors

Window and door materials were not described.

The applicant shall ensure the siding is wood or smooth fiber cement.

The applicant shall utilize windows that meet HRB Policies. Entry doors shall be wood or fiberglass and be stile and rail type with upper portion glass or solid panel. No sliding glass doors are permitted.

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

- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

Finding: Complies as proposed. The proposed simple design has few windows and is appropriately designed for an accessory structure.

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. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of HR 21-00024 with conditions for the property located at 724 Polk Street, Oregon City, Oregon 97045.

Exhibits

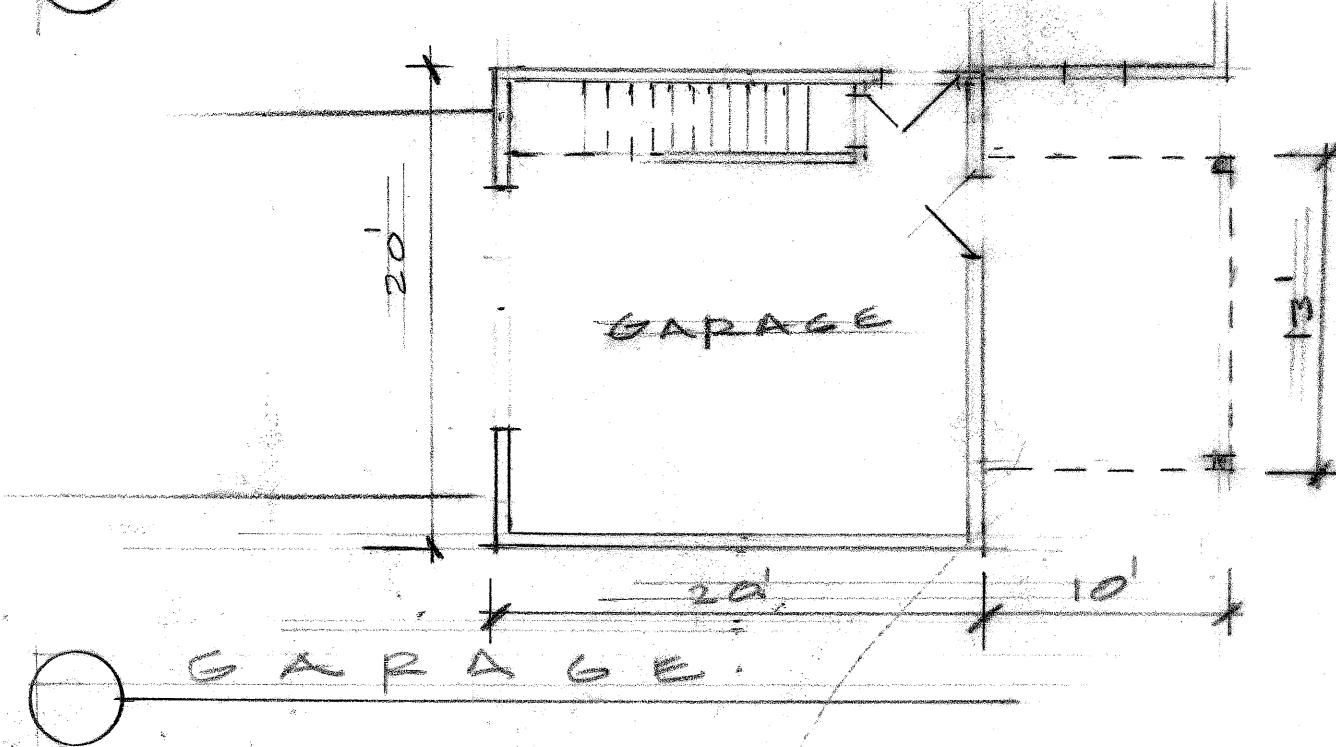
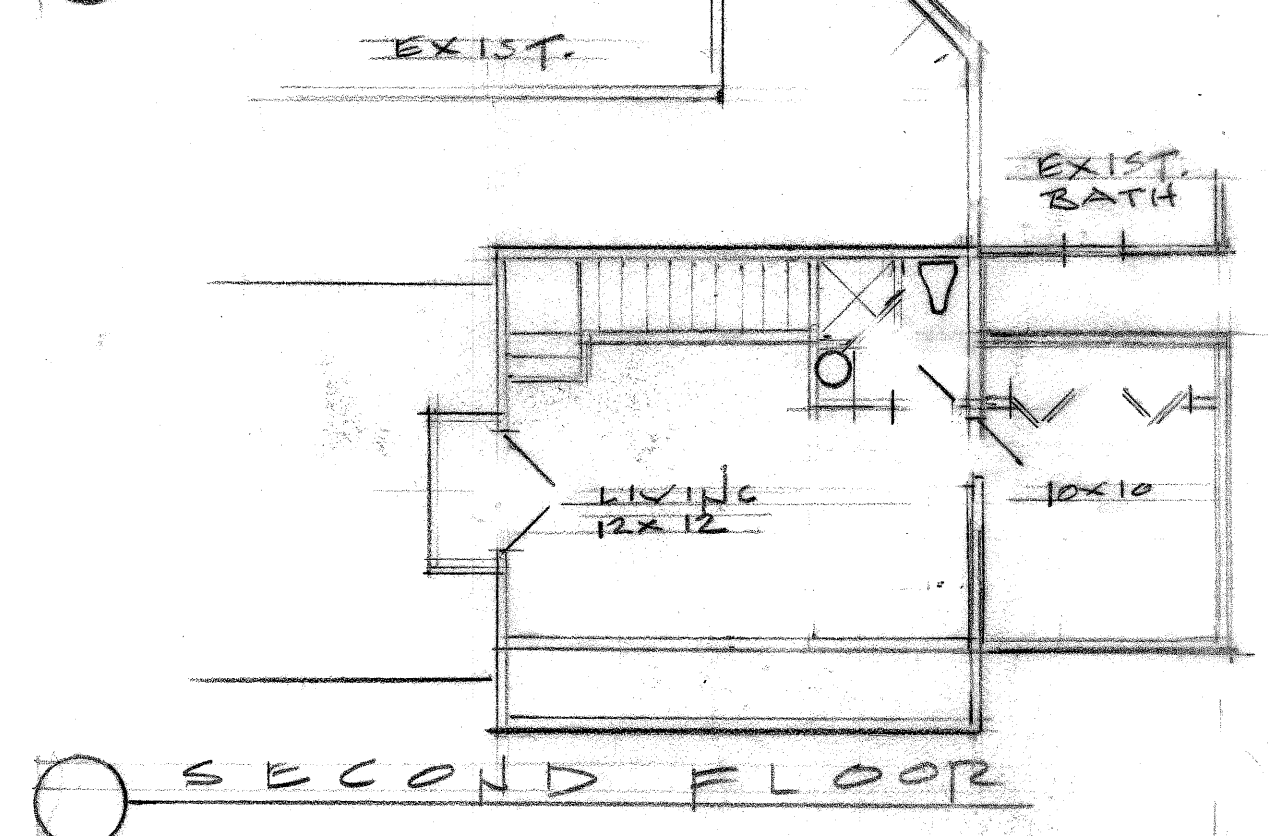
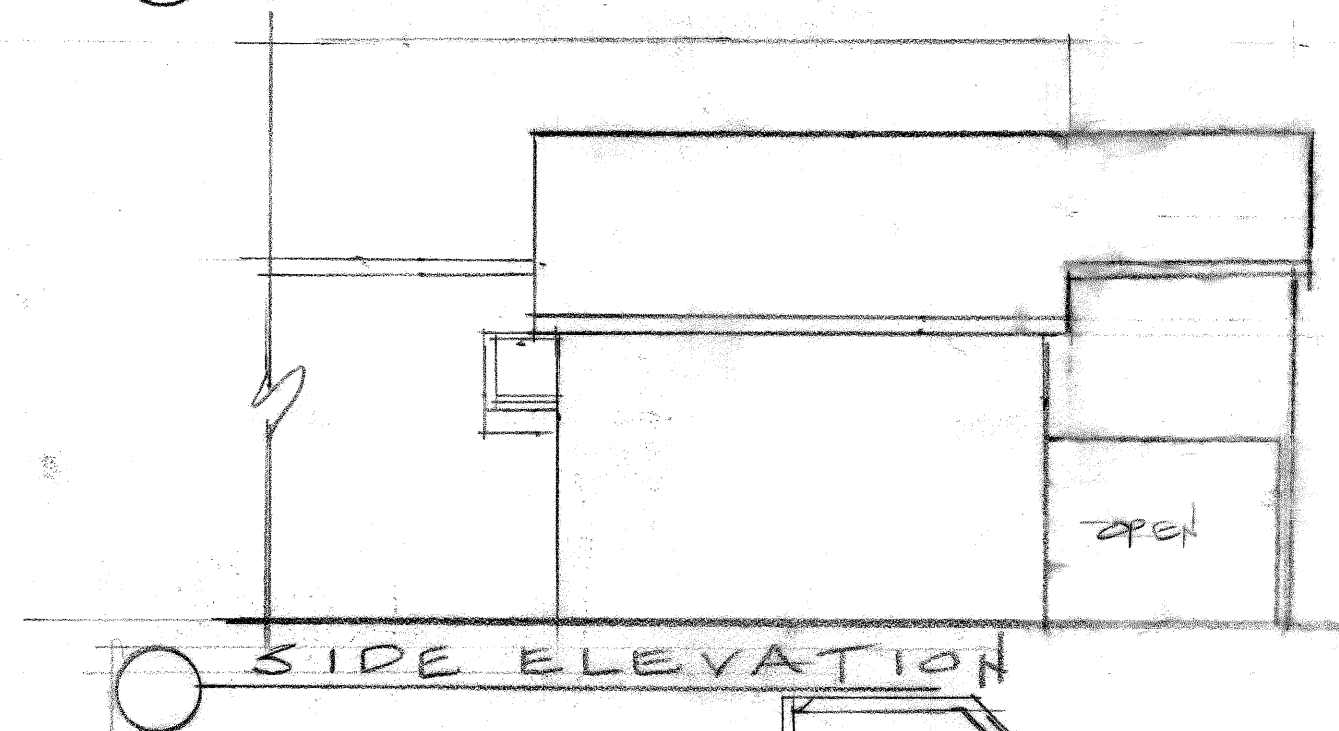
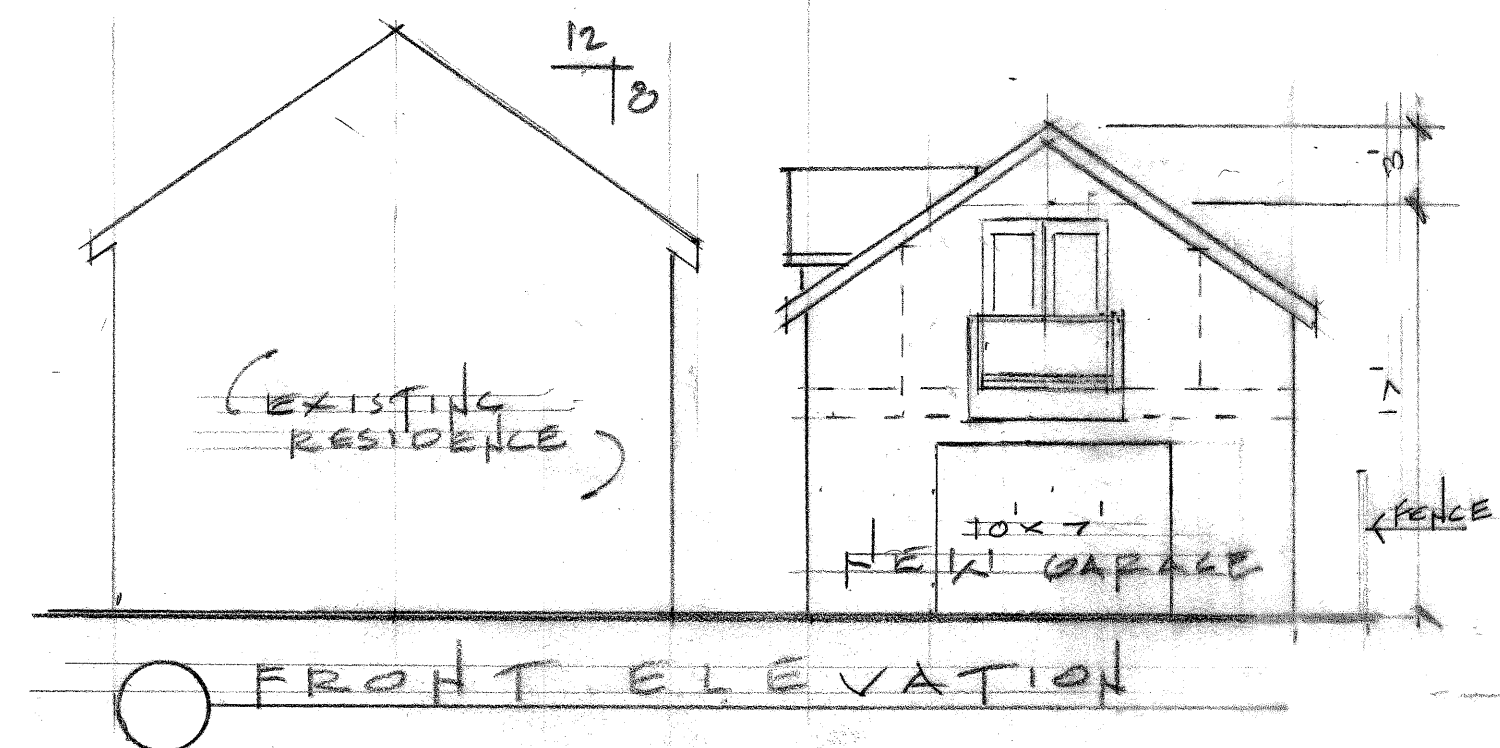
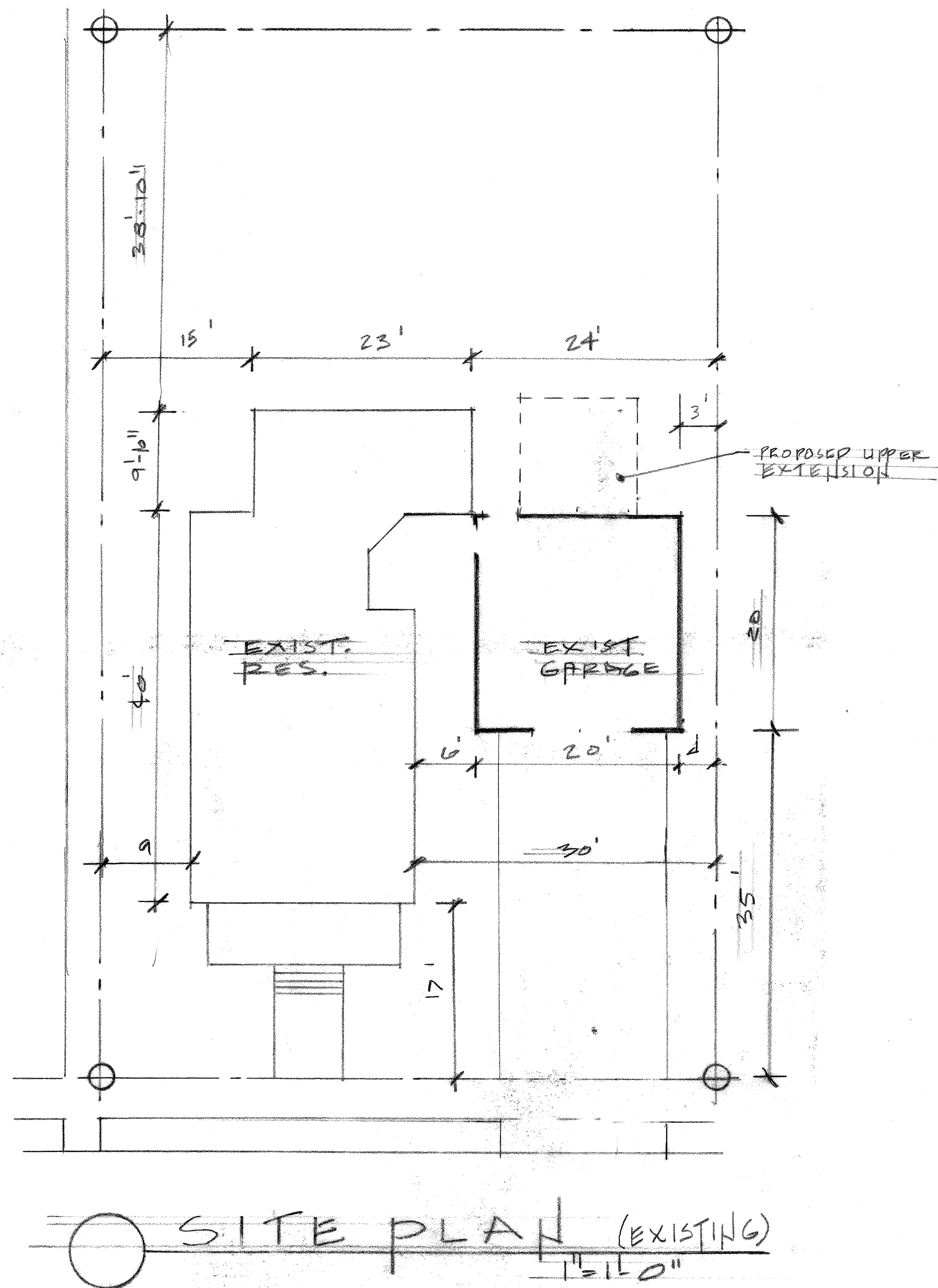
1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. 724 Polk Street Inventory Form

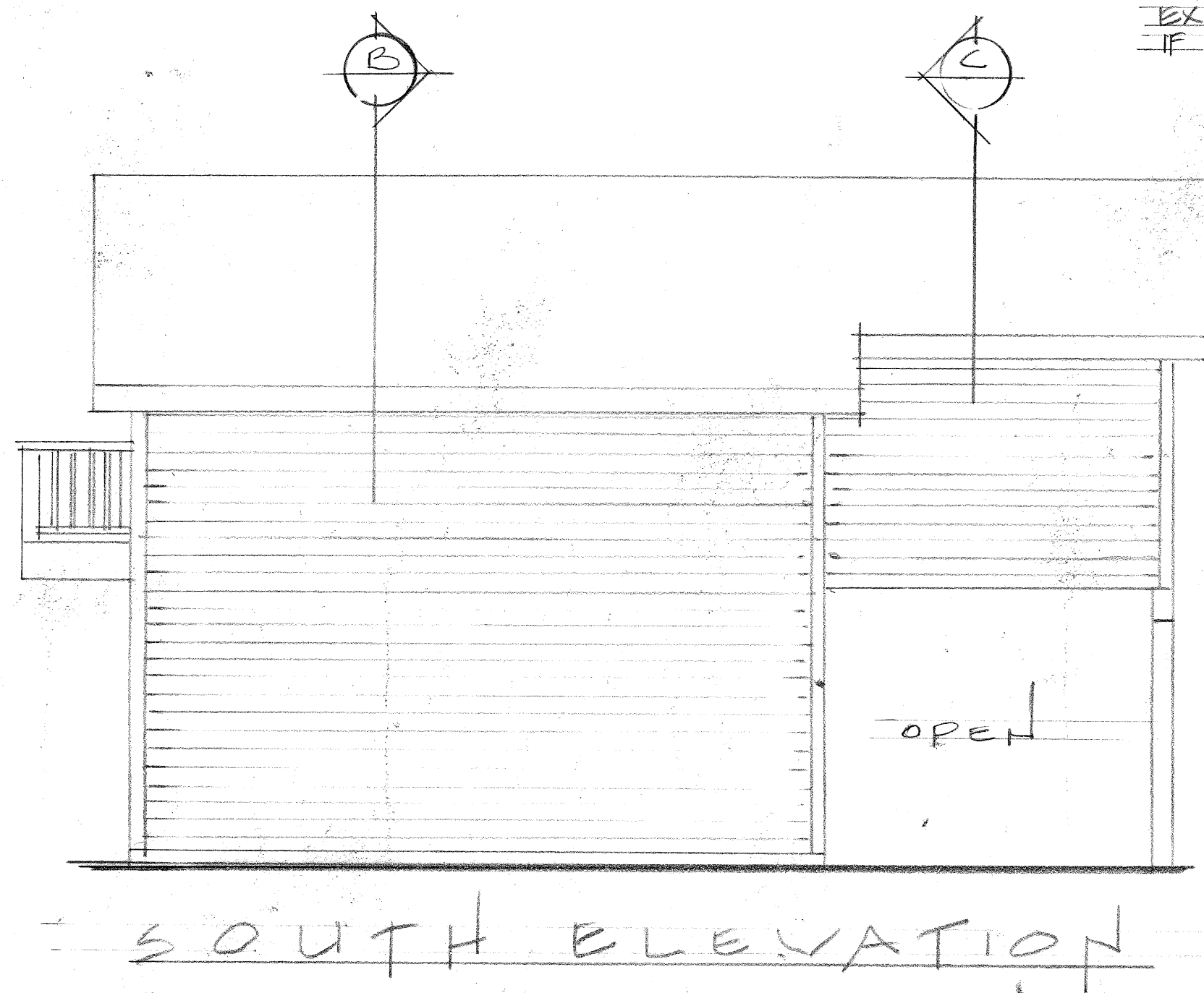
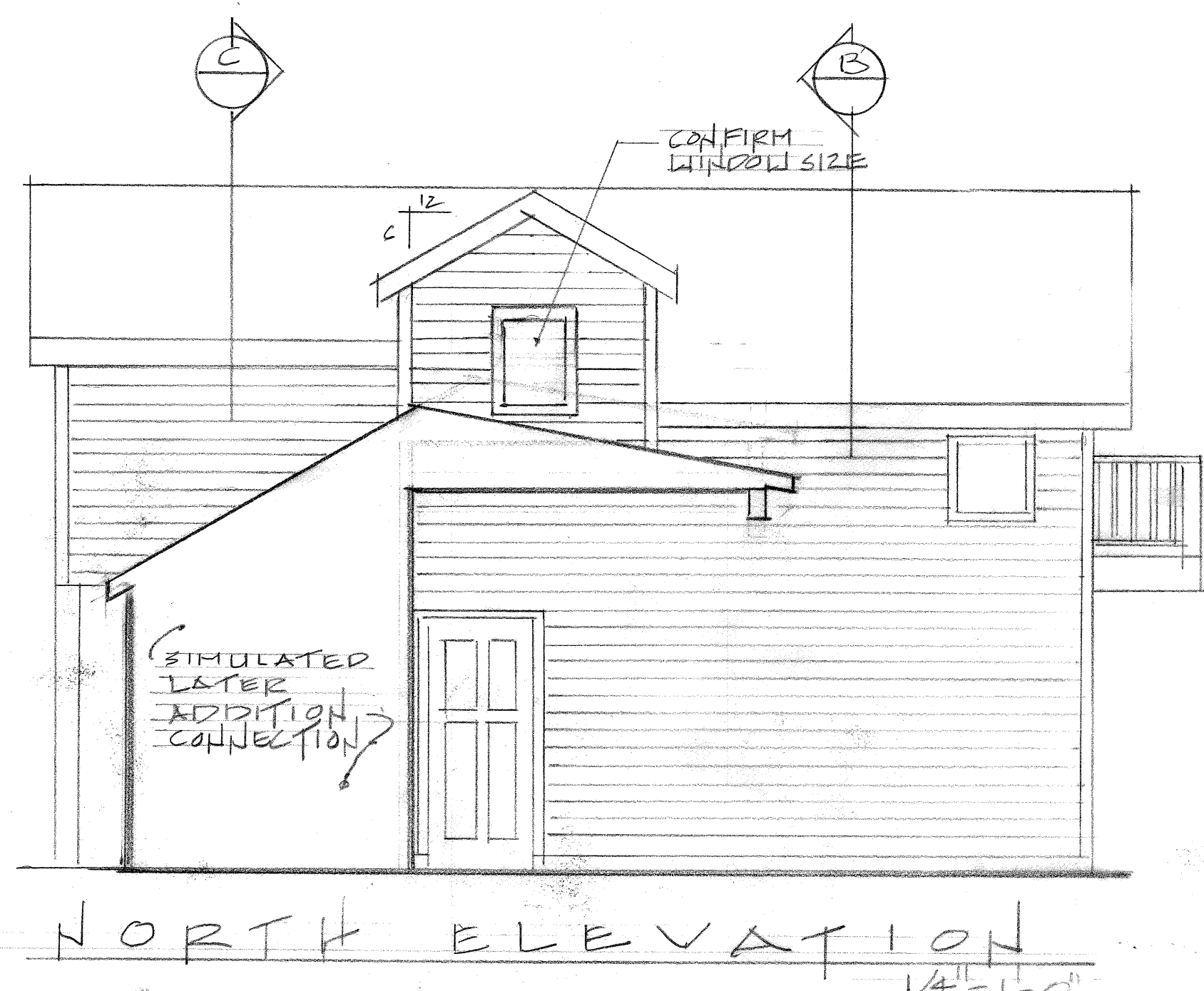
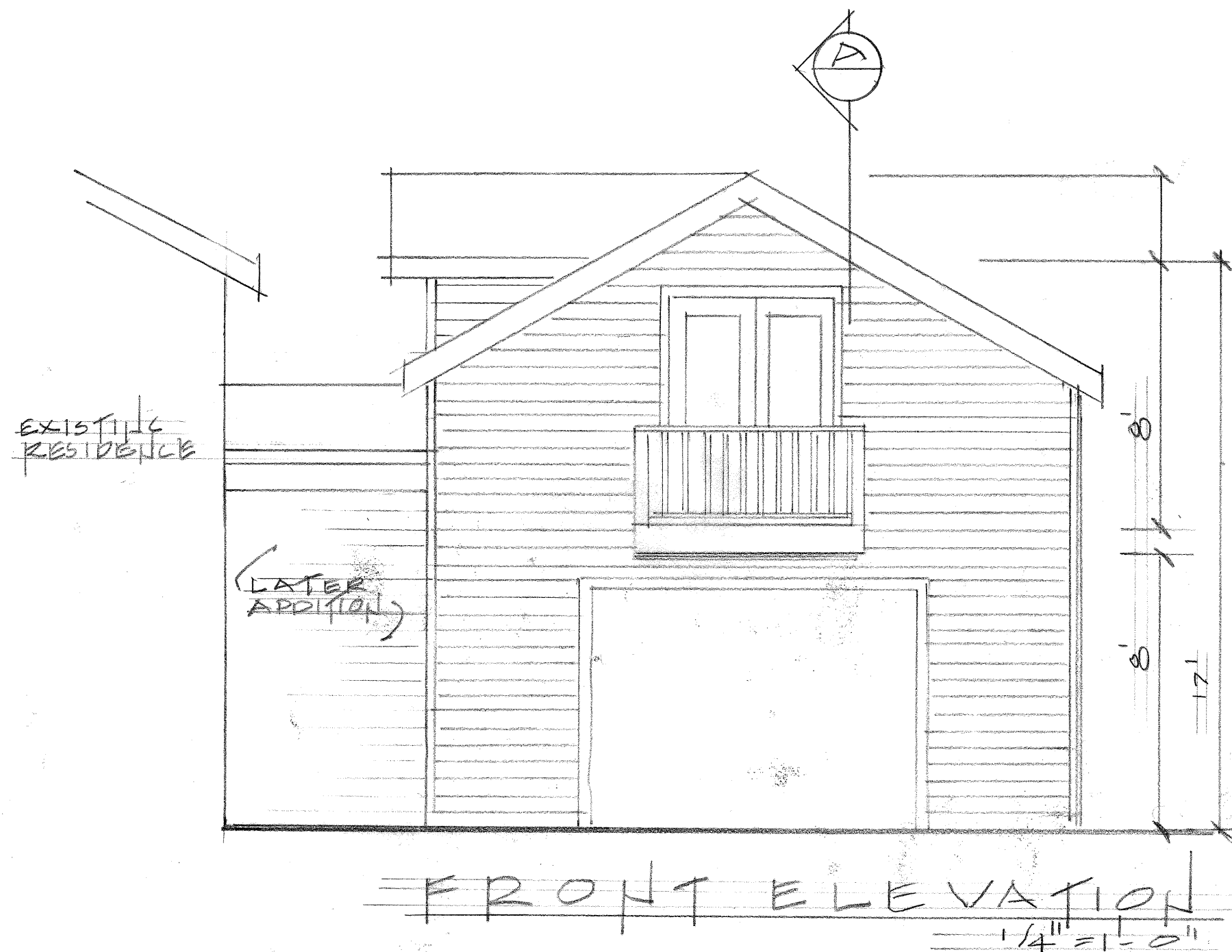
REVISIONS	BY
7/7/21	
10/28/21	
12/29/21	



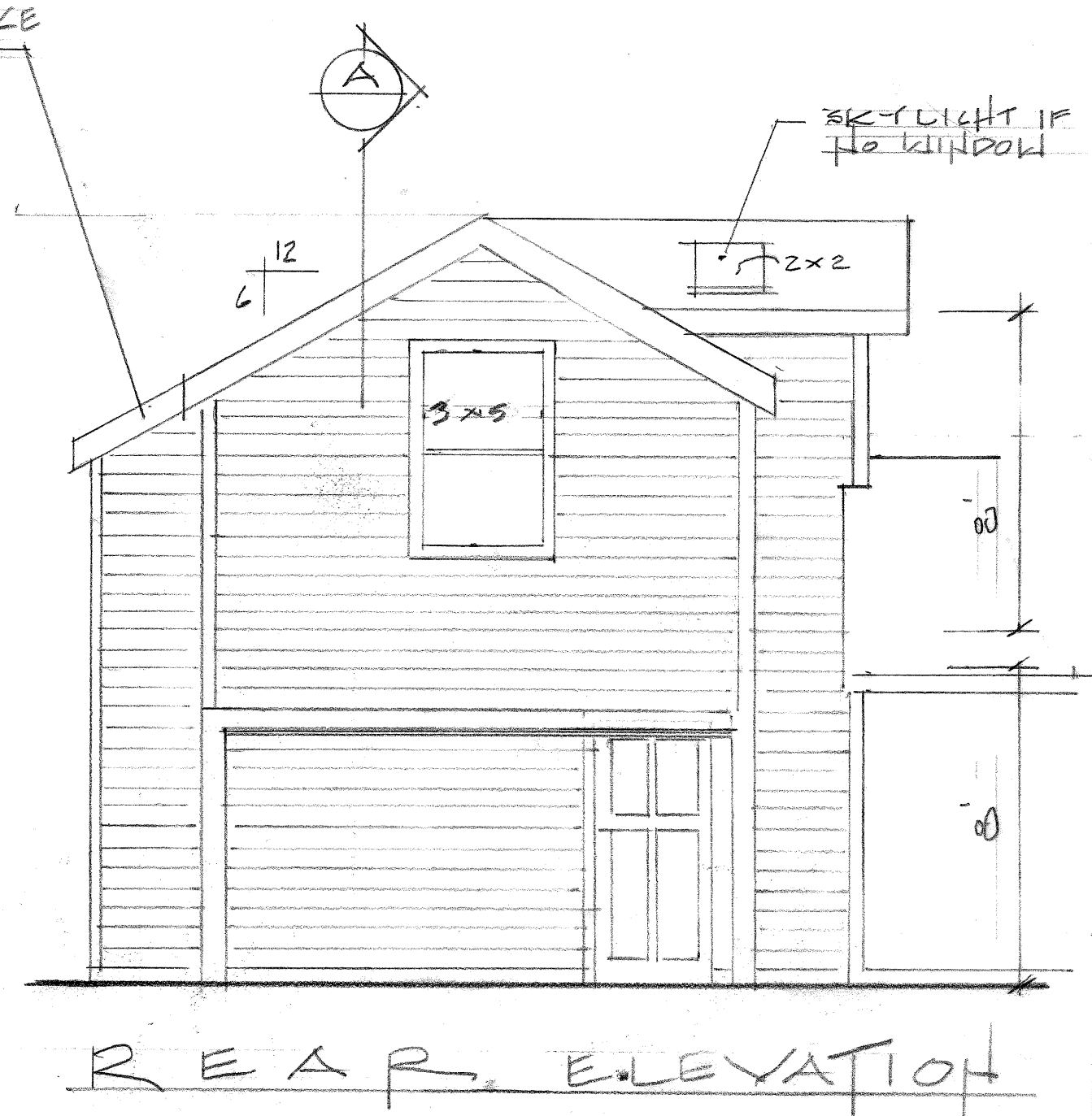
STUDY SHEET
Garage / for,
Bell Residence
724 Polk St.
Oregon City, Oregon 97045

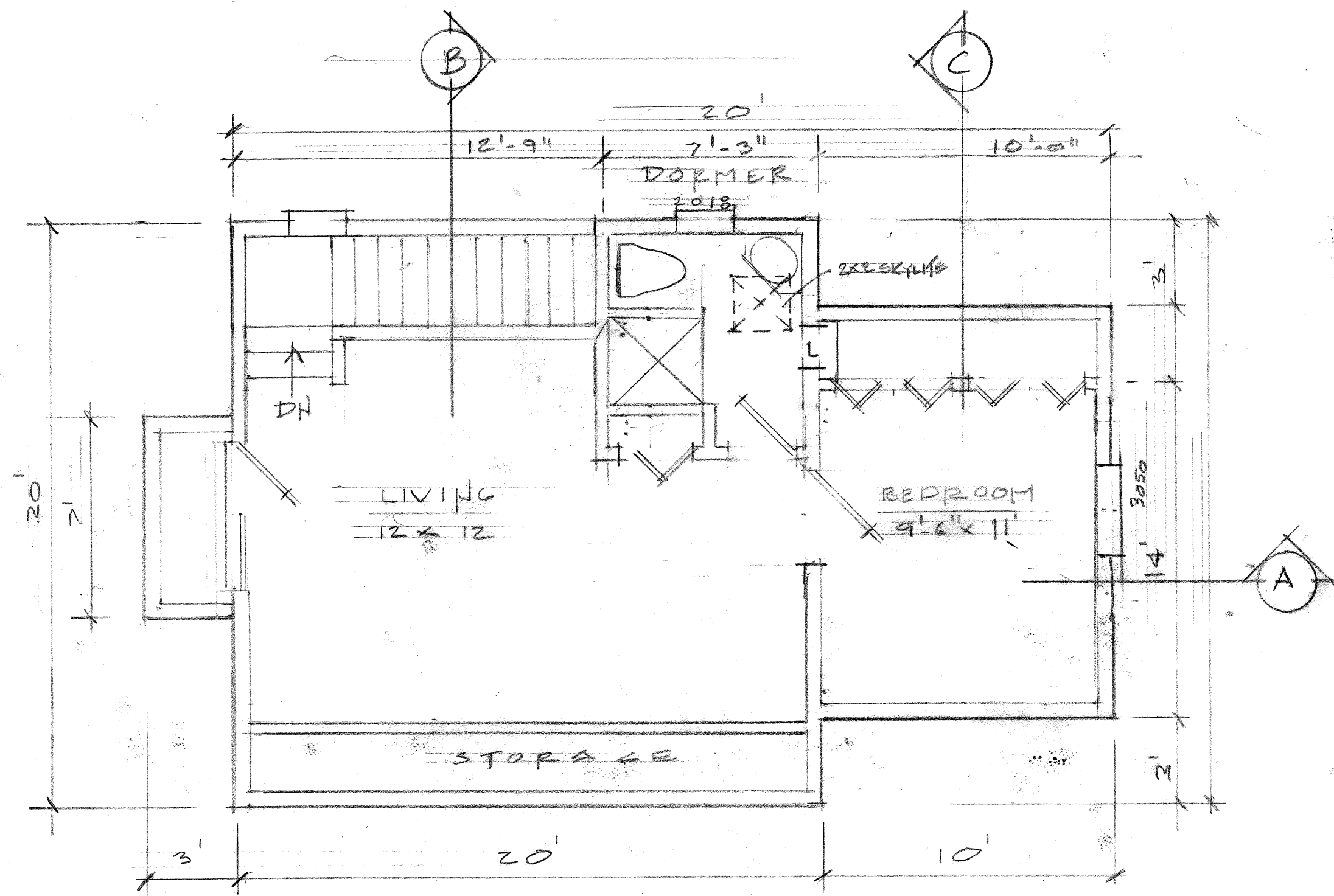
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DATE 5/23/21
SCALE 1"=10' / 1/8"=1'
JOB NO.
SHEET 1/4
OF SHEETS



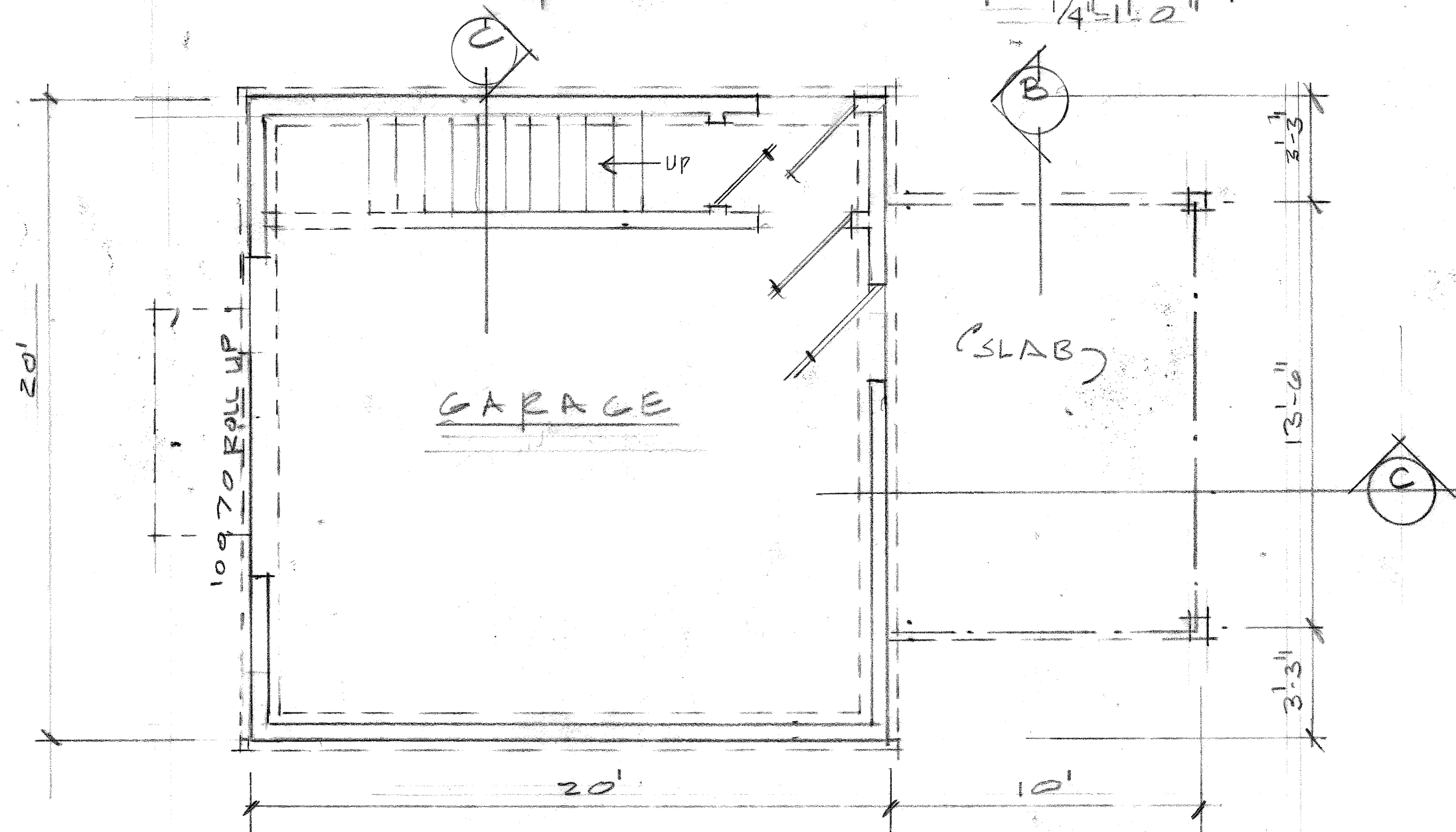


NOTE: SIDING & TRIM TO MATCH EXIST. RESIDENCE IF POSSIBLE.

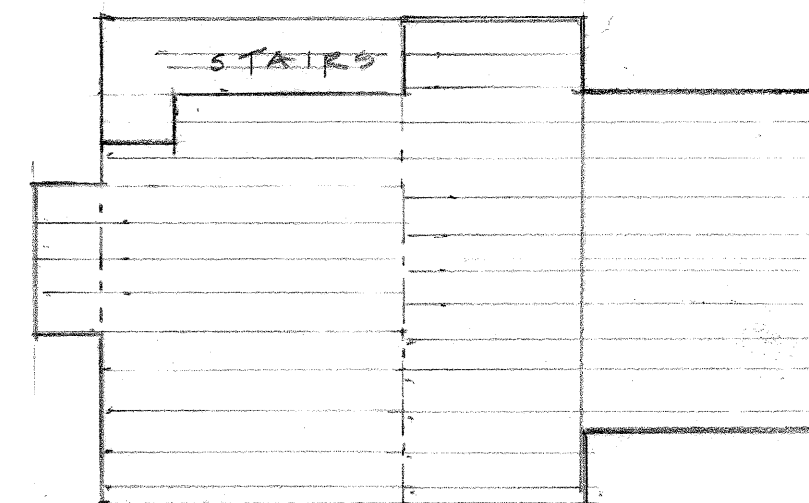




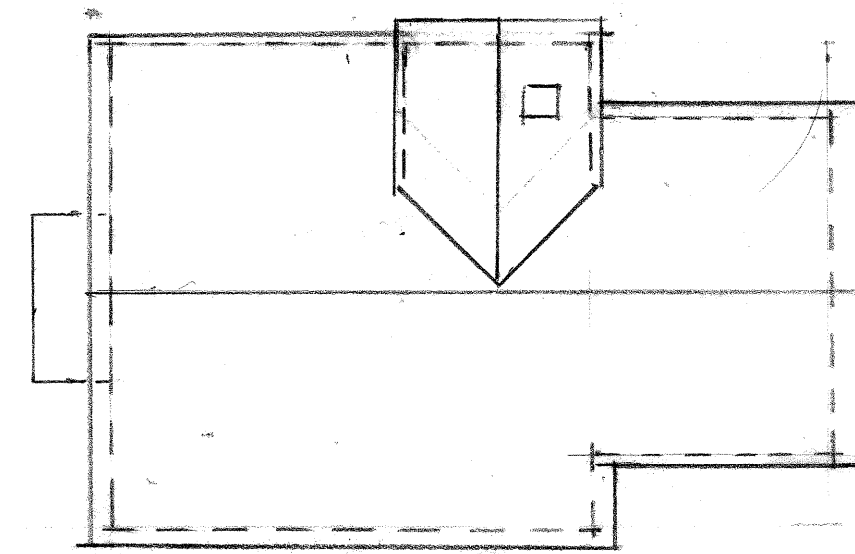
UPPER FLOOR PLAN



FOUNDATION / GARAGE PLAN



FLOOR FRAMING PLAN
1/8" = 1'-0"

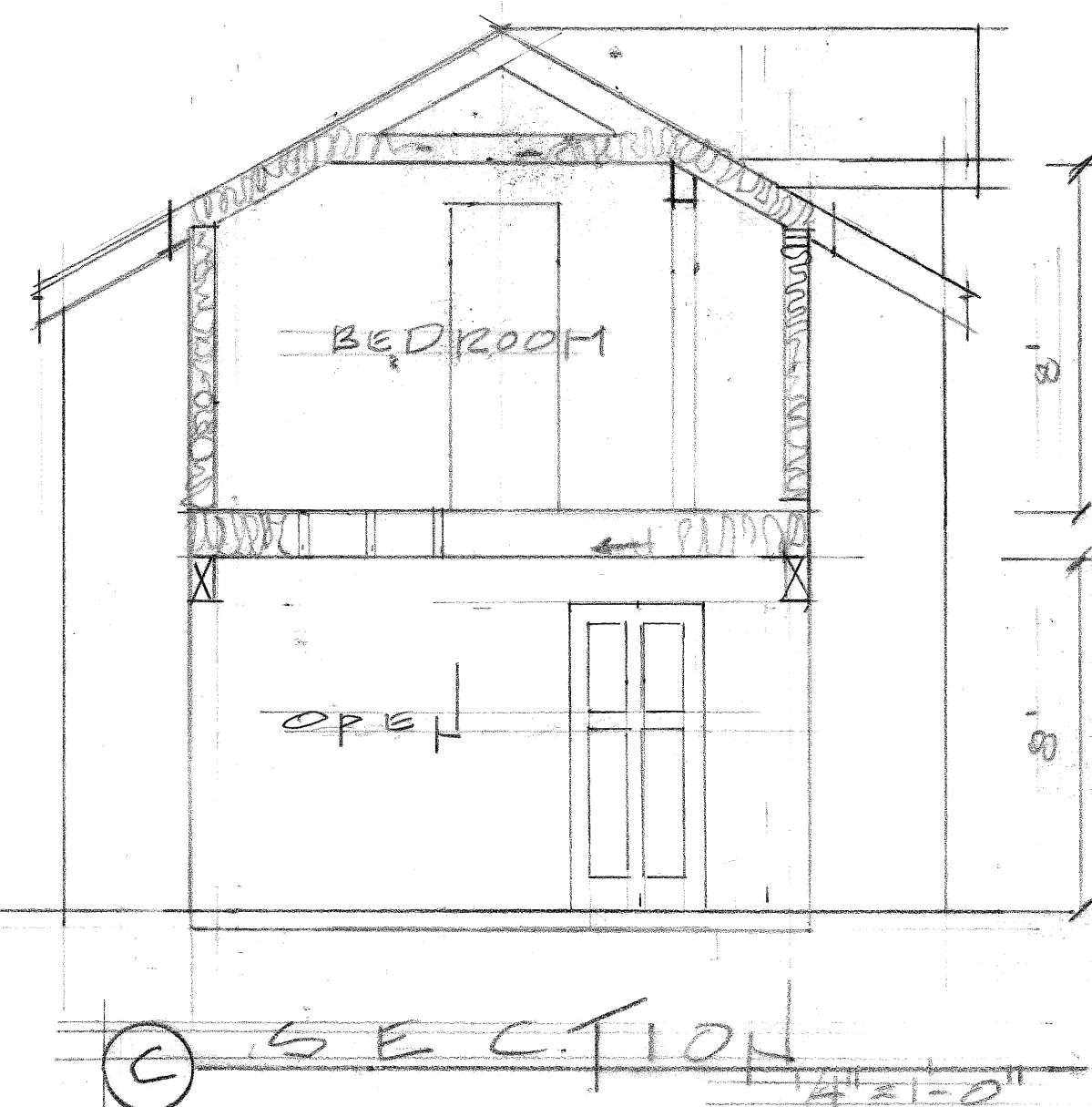
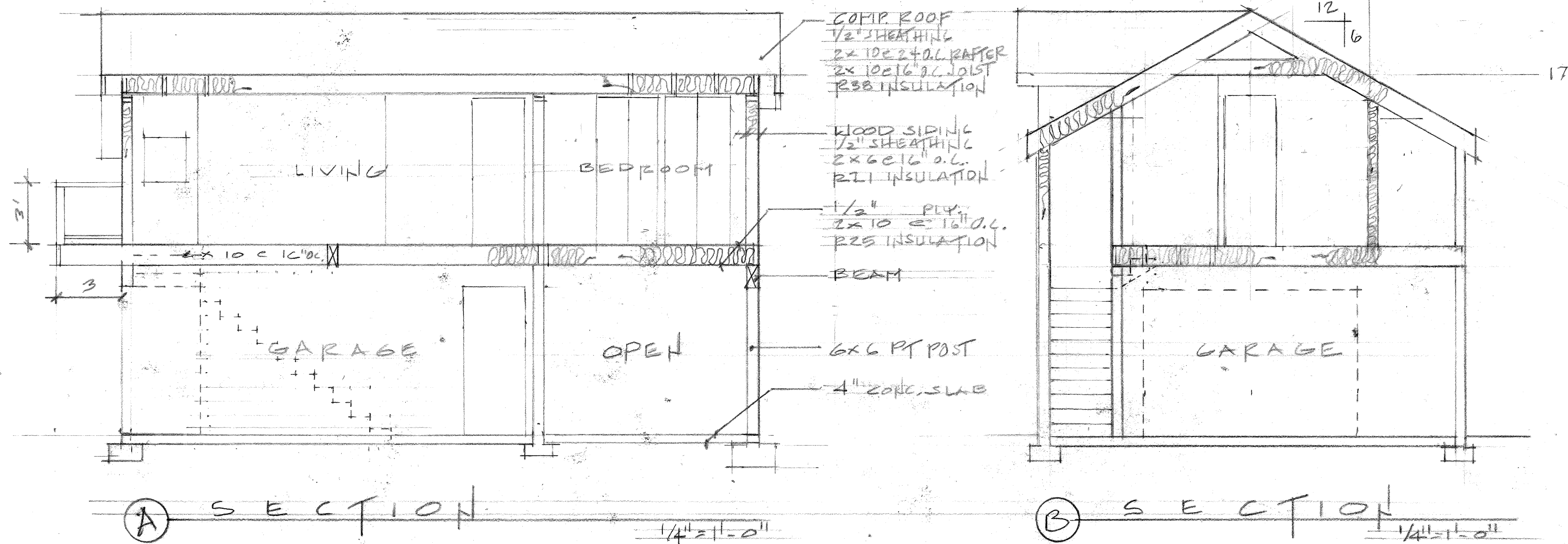


ROOF PLAN

SHAW
BUILDING DESIGNER
503-557-0897

[illegible]

Bell Residence
724 Polk St.
Oregon City, Oregon 97045



Garage / for;

Bell Residence

724 Polk St.

Oregon City, Oregon 97045

10/20/21/AL

SHAW
BUILDING DESIGNER
503-557-0897

4/4

From: [BRIAN D SHAW](#)
To: [Kelly Reid](#)
Cc: [RANDY BELL](#)
Subject: FW: 724 Polk St.
Date: Thursday, December 30, 2021 8:58:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Sent from [Mail](#) for Windows

From: [Kelly Reid](#)
Sent: Thursday, December 30, 2021 3:31 PM
To: [BRIAN D SHAW](#)
Cc: [RANDY BELL](#)
Subject: RE: 724 Polk St.

Thanks Brian. A few questions:

What happens to the post that currently is supported by the existing garage (see attached photo)?

The post supporting the beam will gone and beam will die into new wall.

You have a note on the plans – “confirm window size” – do you have a proposed size for that window?

Proposed window is 2” by 2’-6” . This could change in heigth when roof is attached.

Your plans indicate a 2x2 skylight on the rear roof plane of the dormer if no window is included in the dormer – is that right?

Yes. But recent calculations show we will be using a window, so skylight will not be necessary.

Thanks,

Redlines by Brian Shaw

Kelly Reid
She/her/hers
 Planner
 Community Development Department, City of Oregon City
 695 Warner Parrott Rd, Oregon City, OR 97045
kreid@orc.org
 (503) 496-1540 Direct
 (503) 722-3789 Main
[Website](#)
[Interactive Maps and Apps](#)
[On-Line Submittal of Land Use Applications](#)

The City of Oregon City continues to offer services and programs in-person and online - find facility hours of operation [here](#).

Website: www.orcity.org

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PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: BRIAN D SHAW <brian_d_shaw@msn.com>
Sent: Wednesday, December 29, 2021 7:14 PM
To: Kelly Reid <kreid@orcity.org>
Cc: RANDY BELL <rbell724@aol.com>
Subject: 724 Polk St.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Kelly Reid
 Planning Dept., Historic Review
 City of Oregon City

Date; 12/28/21

Project Address; 724 Polk St., Oregon City
 Applicant: Randy and Sandy Bell

Revised Narrative

We are proposing to replace a 20' x20' garage with a 20' x 20' garage with an upper story,

Which will have a 10' x10' upper room extension . Neighboring residence age is 1915 . Garage is

Estimated 1940's. It was constructed using some materials from the former Eastham school.

We will use details from the neighboring residence such as trim, siding, roof

pitch, and vertical elements

Such as one-over-one windows.

Residence has a height of 26' and the new structure is 20' tall.

There is no change to landscaping.

City officials have addressed the 5' setback.

Brian Shaw, Building Designer

Randy and Sandy Bell, Applicant







From: [BRIAN D SHAW](#)
To: [Kelly Reid](#); [RANDY BELL](#)
Subject: RE: HRB meeting January 25th
Date: Tuesday, January 18, 2022 11:29:59 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kelly

Hope you haven't experienced the Covid. Very thoughtful of you to move to ZOOM for our meeting . Thank you.

We have made a change which I didn't know what you may need if anything. We have decided to go without the balcony /doors, and replace with windows similar to upper Windows in the residence.

Brian

Sent from [Mail](#) for Windows

From: Kelly Reid <kreid@orccity.org>
Sent: Friday, January 14, 2022 10:56:16 AM
To: BRIAN D SHAW <brian_d_shaw@msn.com>; RANDY BELL <rbell724@aol.com>
Subject: HRB meeting January 25th

Hi Brian and Randy,

We are considering the possibility of making the HRB meeting virtual only over Zoom, due to extreme Covid spread in the area this month. Would that pose a problem for you at all?

Thanks,

Kelly Reid
She/her/hers
Planner
Community Development Department, City of Oregon City
695 Warner Parrott Rd, Oregon City, OR 97045
kreid@orccity.org
(503) 496-1540 Direct
(503) 722-3789 Main
[Website](#)
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[On-Line Submittal of Land Use Applications](#)

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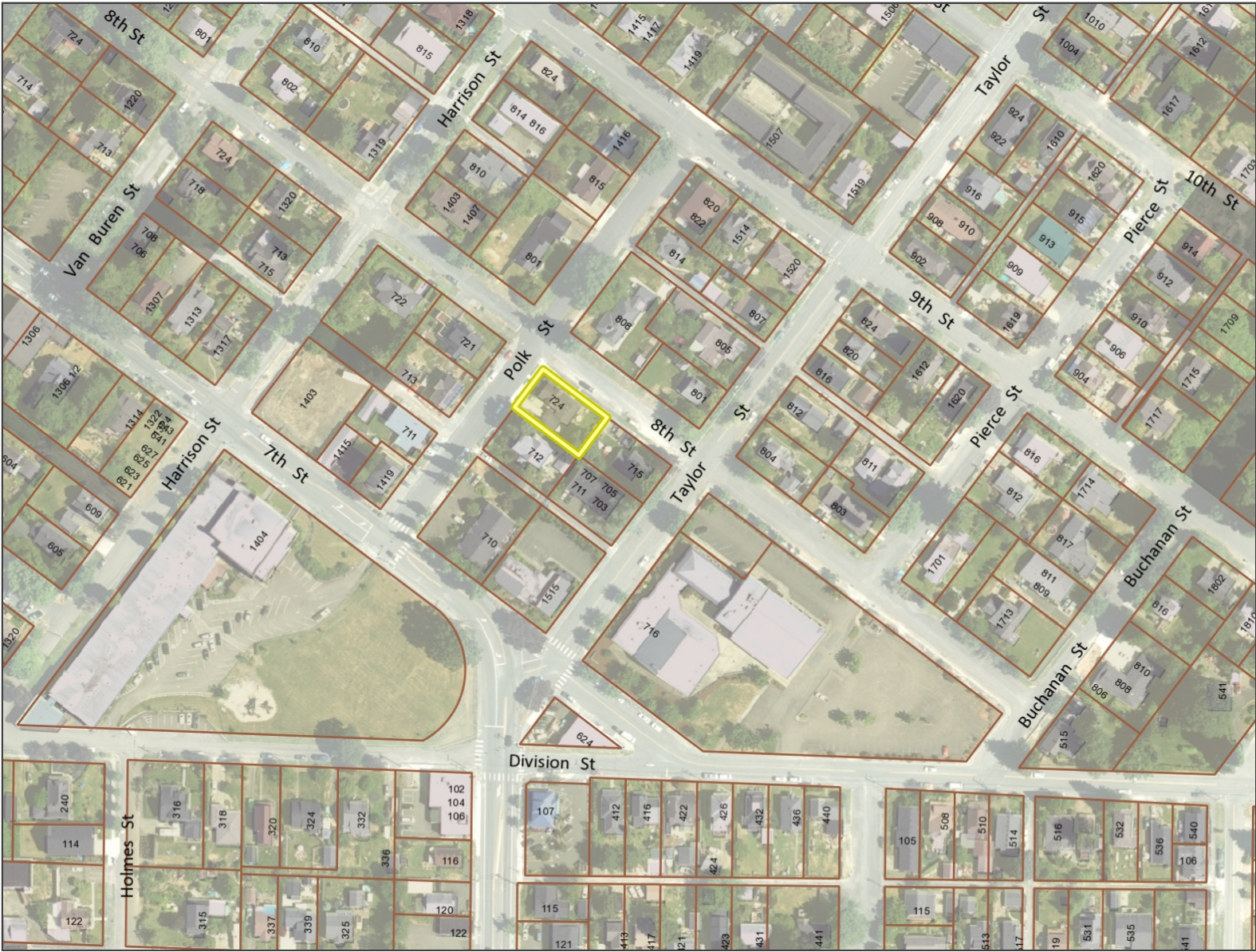
Website: www.orcity.org

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PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

Oregon City GIS Map

Item #1.



Legend

Street Names

Taxlots

Taxlots Outside UGB

Unimproved ROW

City Limits

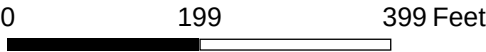
UGB

Basemap

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



1: 2,394

Map created 11/10/2021

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orecity.org

Page 34

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #1.

HISTORIC NAME: Clark S. Fuge Residence DATE OF CONSTRUCTION: c. 1907
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 724 Polk Street PRESENT USE: Residence
OWNER: Randy and Sandra Bell, 724 Polk Street ARCH./BLDR.: Fuge (bldr.)
STYLE: Vernacular
T/R/S: 2-2E-32CB TAX LOT: 1900 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Clackamas County Addition THEME: Architecture, 20th Century
LOT: 8 BLOCK: 42 QUAD: Oregon City

PLAN TYPE/SHAPE: Square NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): Yes
ROOF FORM & MATERIALS: Gable. Hip-roof porch. Composition.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: One-over-one double-hung windows with architrave trim.
SURFACING MATERIALS: Drop siding. Cornerboards. Rakeboards.
DECORATIVE FEATURES: None.
OTHER: Gable roof dormers.

CONDITION: EXCELLENT _____ GOOD _____ FAIR X DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): Front porch with blind balustrade is most likely a later alteration, n.d.

NOTEWORTHY LANDSCAPE FEATURES: None.

ASSOCIATED STRUCTURES: Garage facing Polk Street.

KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a standard-sized corner lot at the intersection of 8th and Polk Streets. A residential neighborhood, although only one block from the bend in residential/commercial 7th Street where it becomes commercially-developed Molalla Avenue.

STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events, persons, contexts): Clark Fuge came to Oregon from Illinois. He was a day laborer. The structures surrounding the Fuge House are much younger than it is, and are of a much more horizontal emphasis. This house retains all of its original features (siding, cornerboards, rakeboards and architrave molding trim). The front porch with blind balustrade and scuppers is most likely an alteration. The house also has a view of the Willamette Valley.

SOURCES: Pioneer National Title Company Records, Oregon City. Water Bureau Records, Oregon City. Federal Census, 1900.

NEGATIVE NO: Roll L, #13, 14 RECORDED BY: Emily Renfrow
SLIDE NO: _____ DATE: May 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

Item #1.

NAME: Clark S. Fuge Residence

T/R/S: 2-2E-32CB TAX LOT 1900

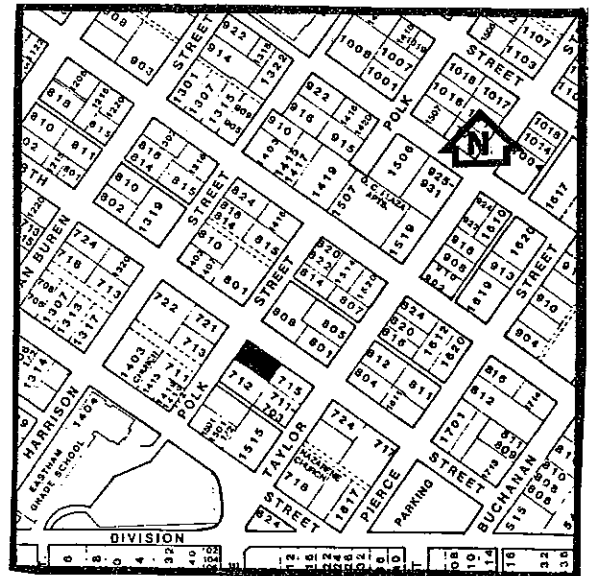
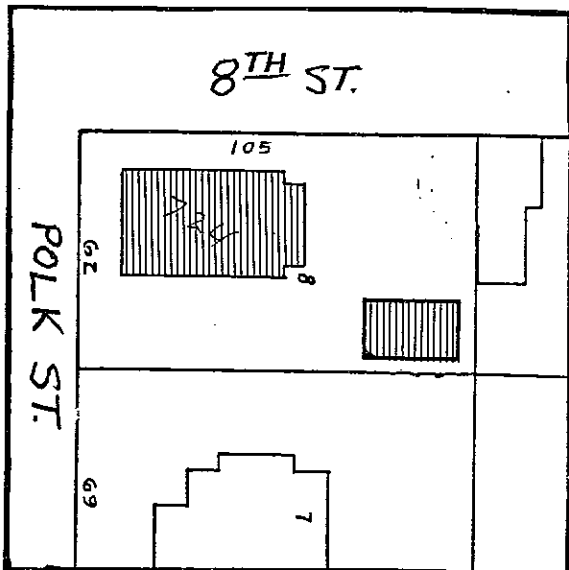
ADDRESS: 724 Polk Street

QUADRANGLE: Oregon City



NEGATIVE NO. Roll L, #13, 14

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

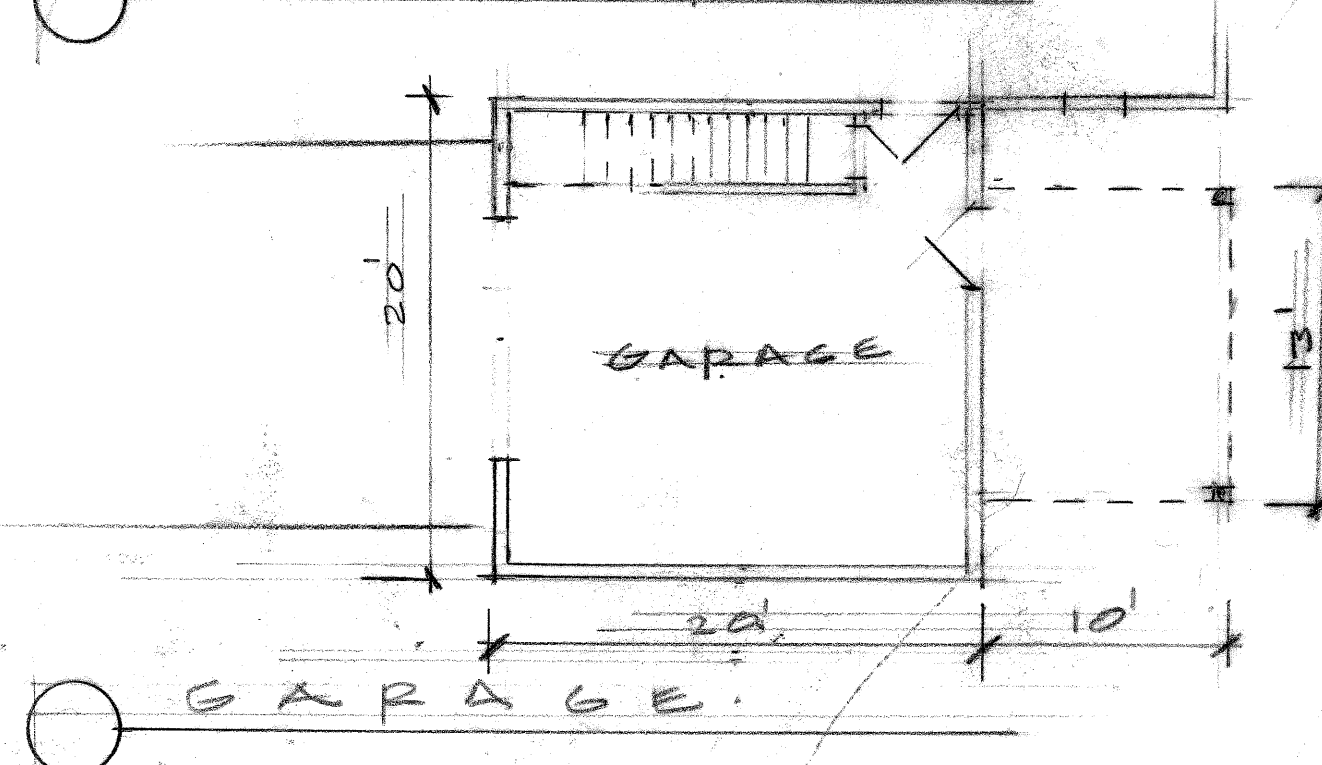
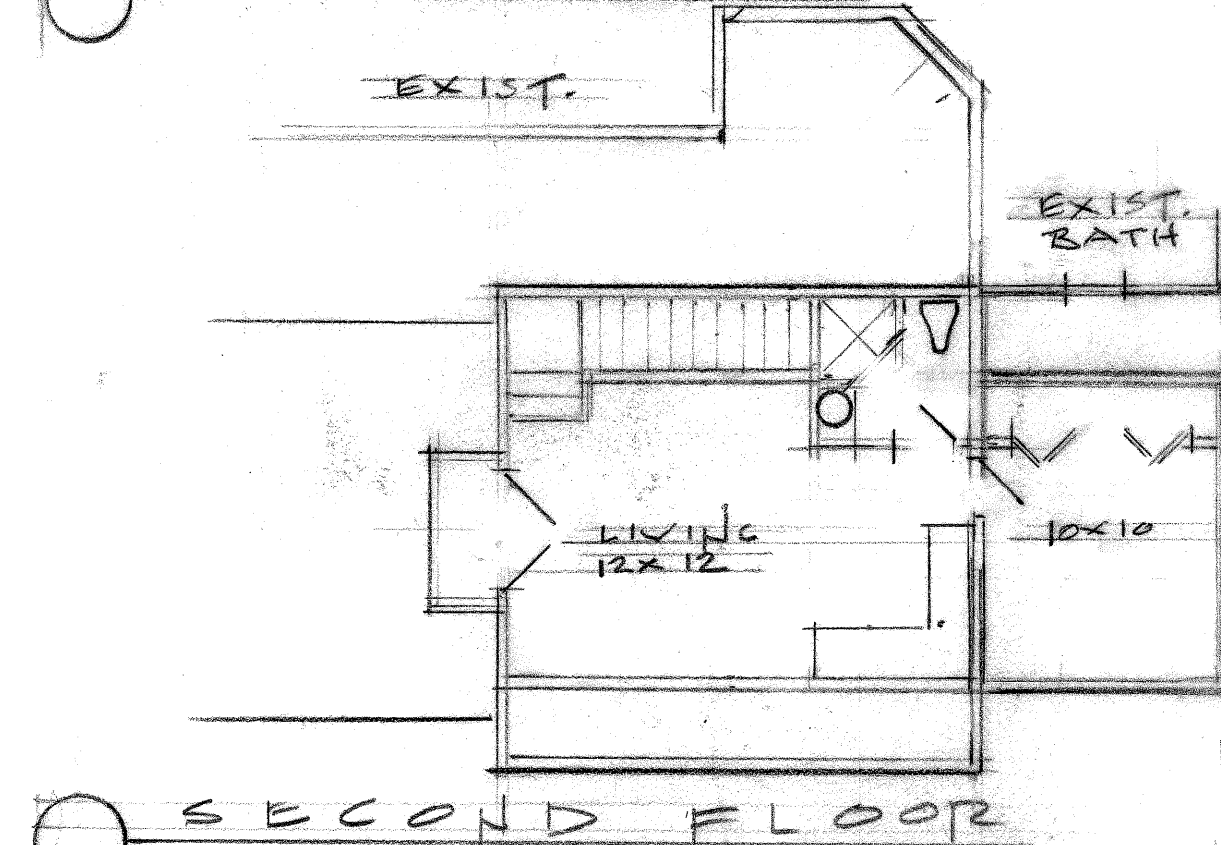
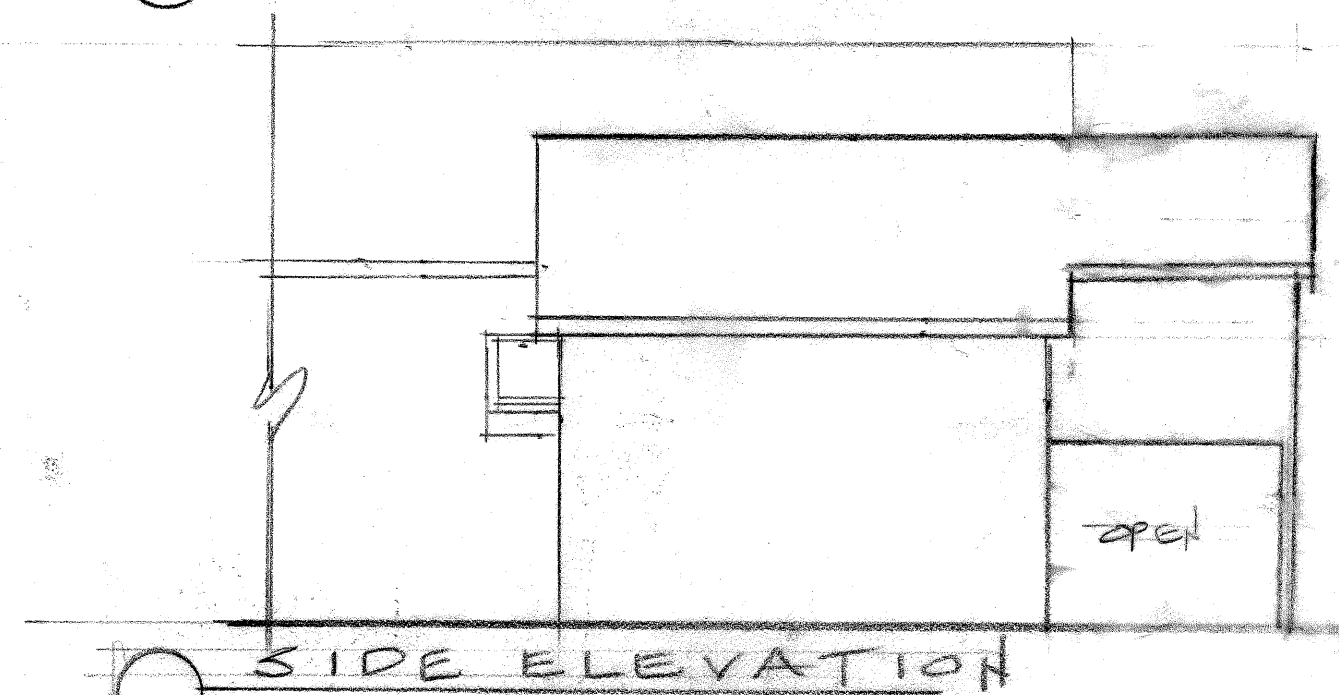
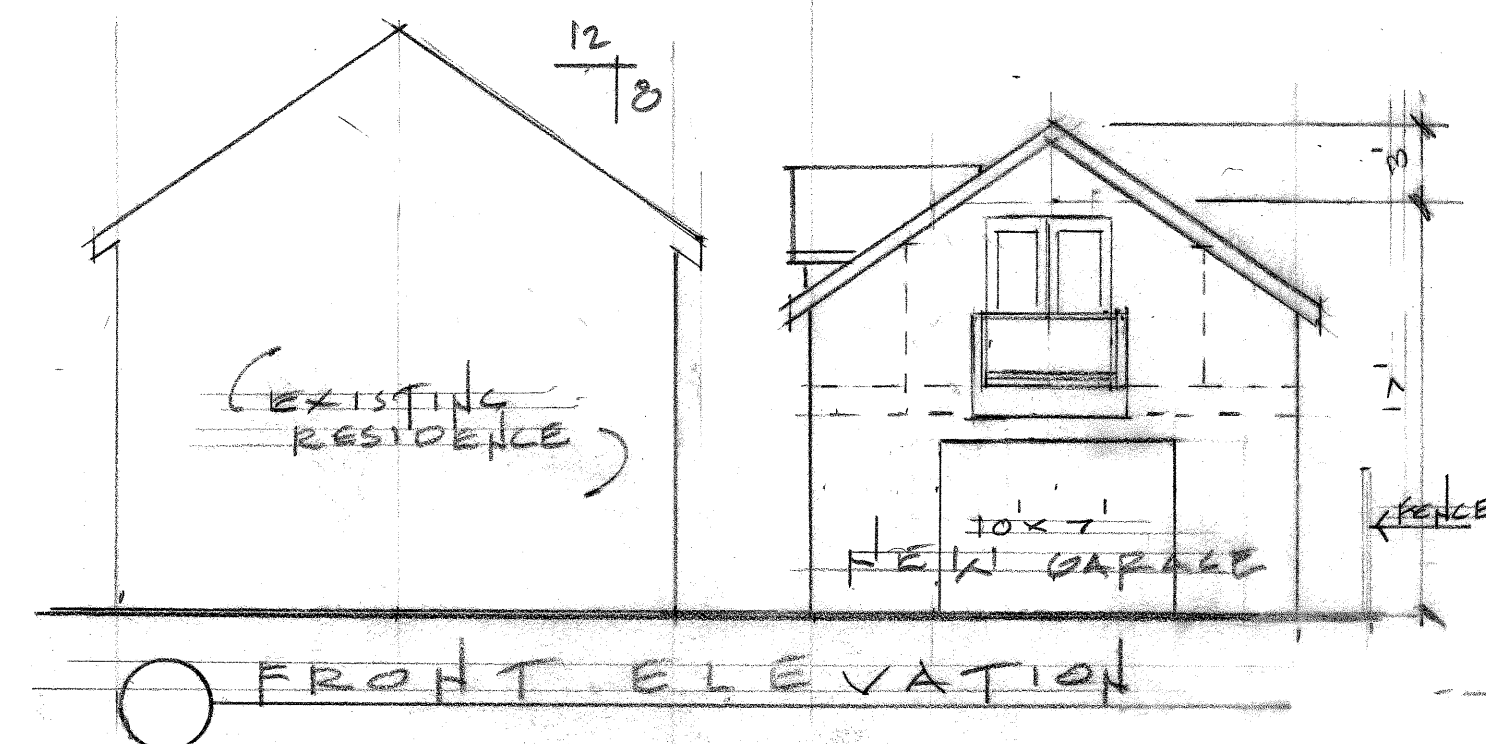
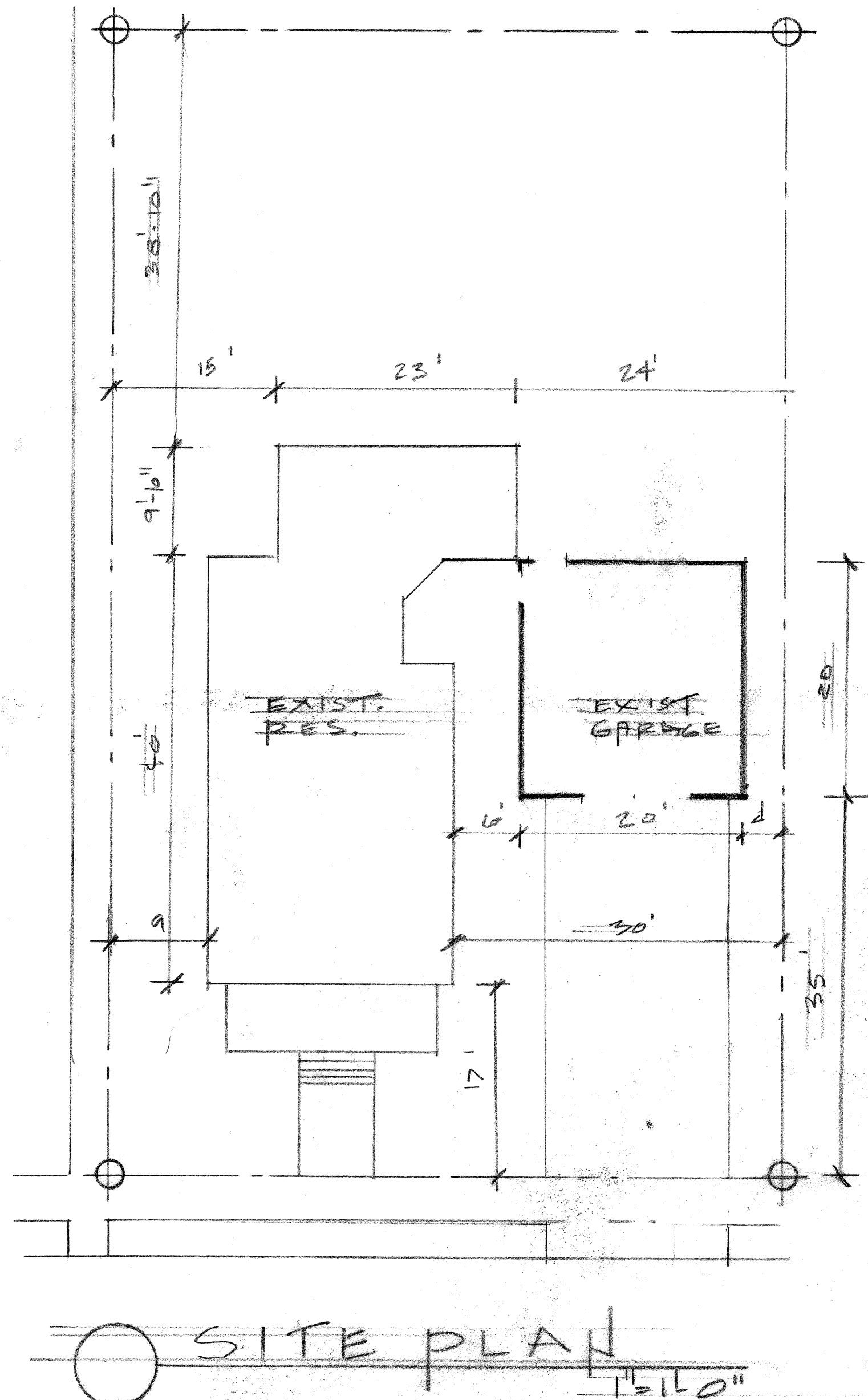
SHPO INVENTORY NO.: _____

REVISIONS	BY
7/7/21	
10/28/21	



STUDY SHEET
Garage / ADU for;
Bell Residence
724 Polk St.
Oregon City, Oregon 97045

DRAWN
CHECKED
DATE 5/23/21
SCALE 1"=10' / 1/8"=1'
JOB NO.
SHEET 1/4
OF SHEETS



24

SHAW
BUILDING DESIGNER
503-557-0897

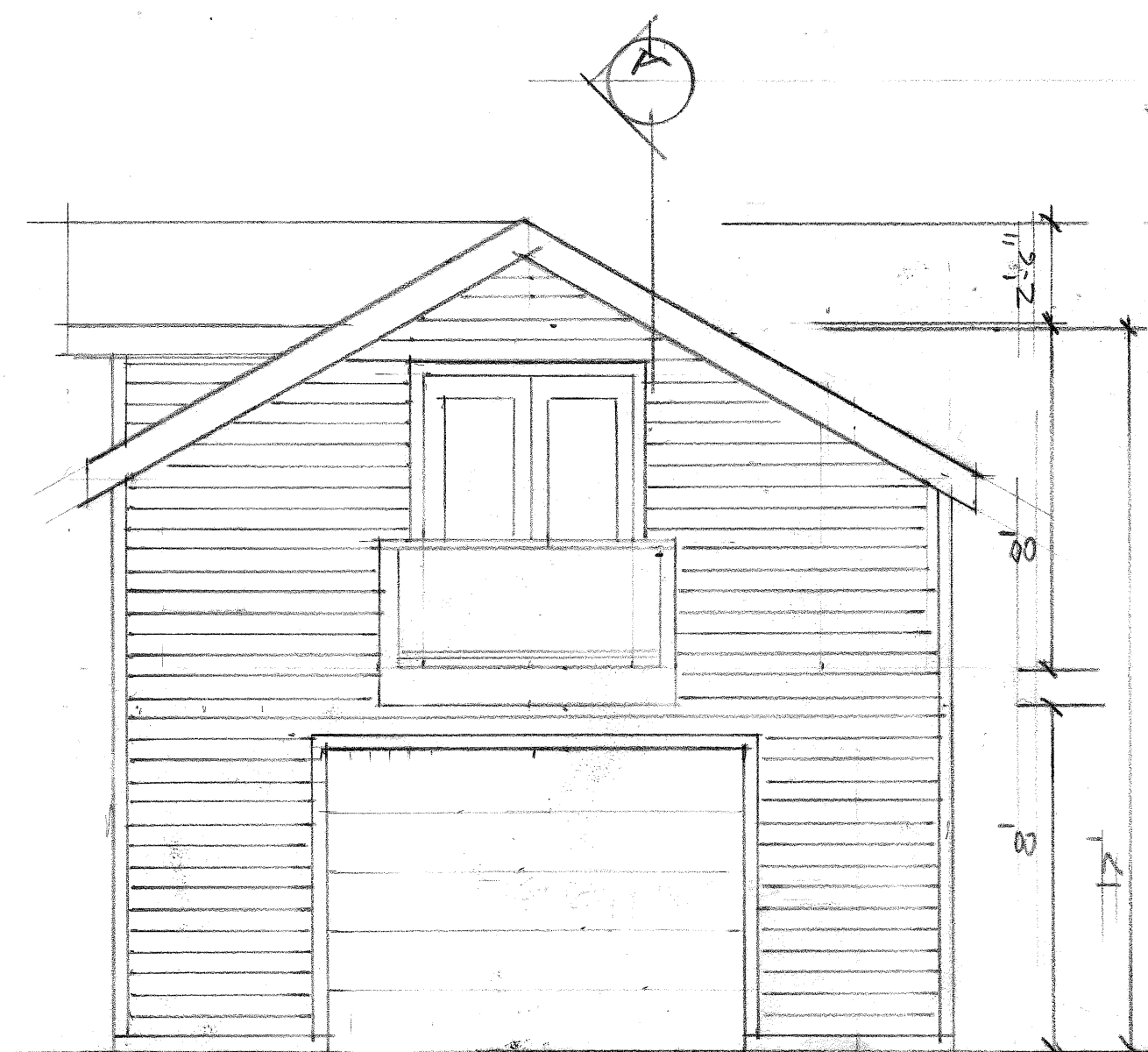
10/24/21 Final

Garage / ADU for;

Bell Residence

724 Polk St.

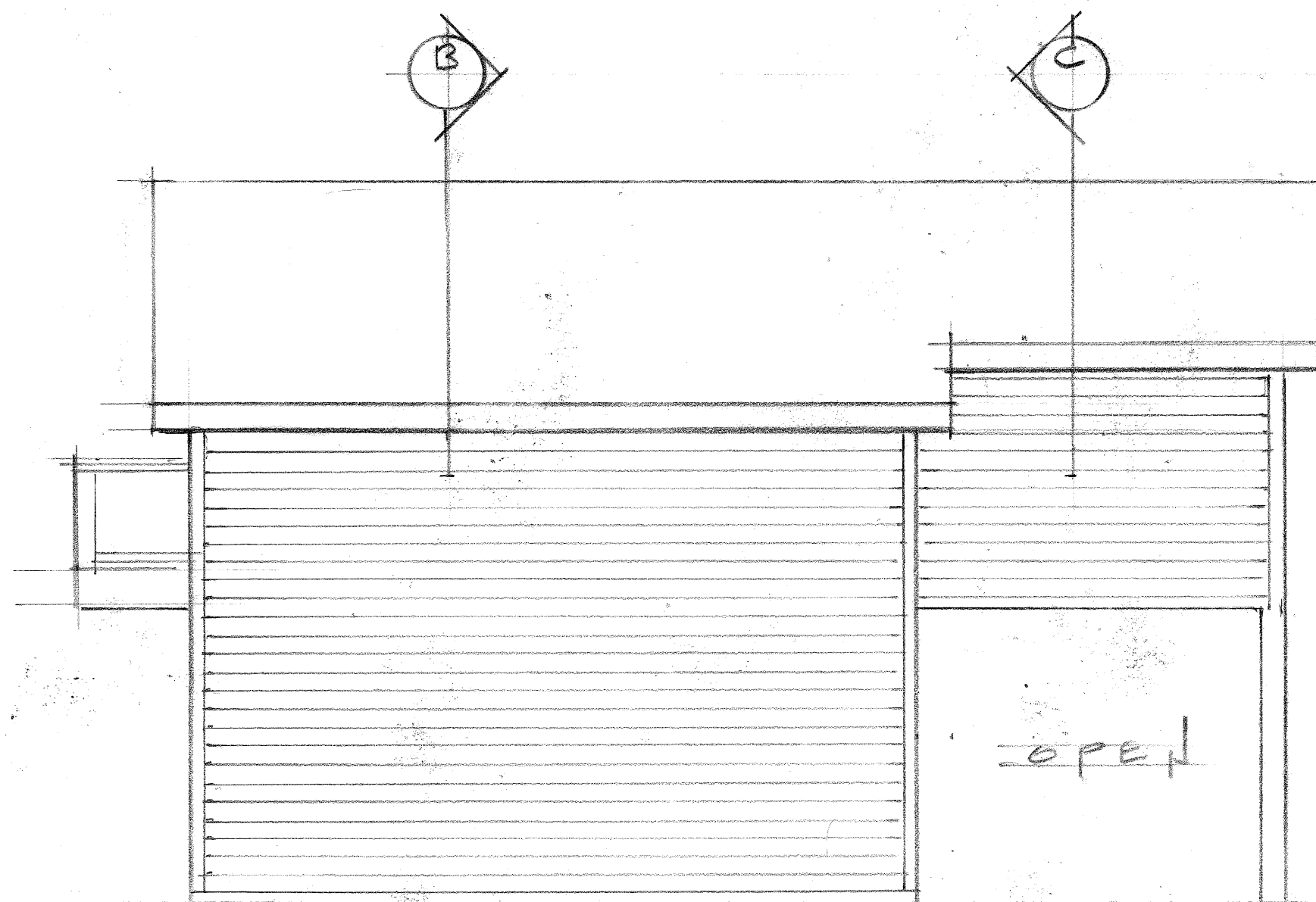
Oregon City, Oregon 97045



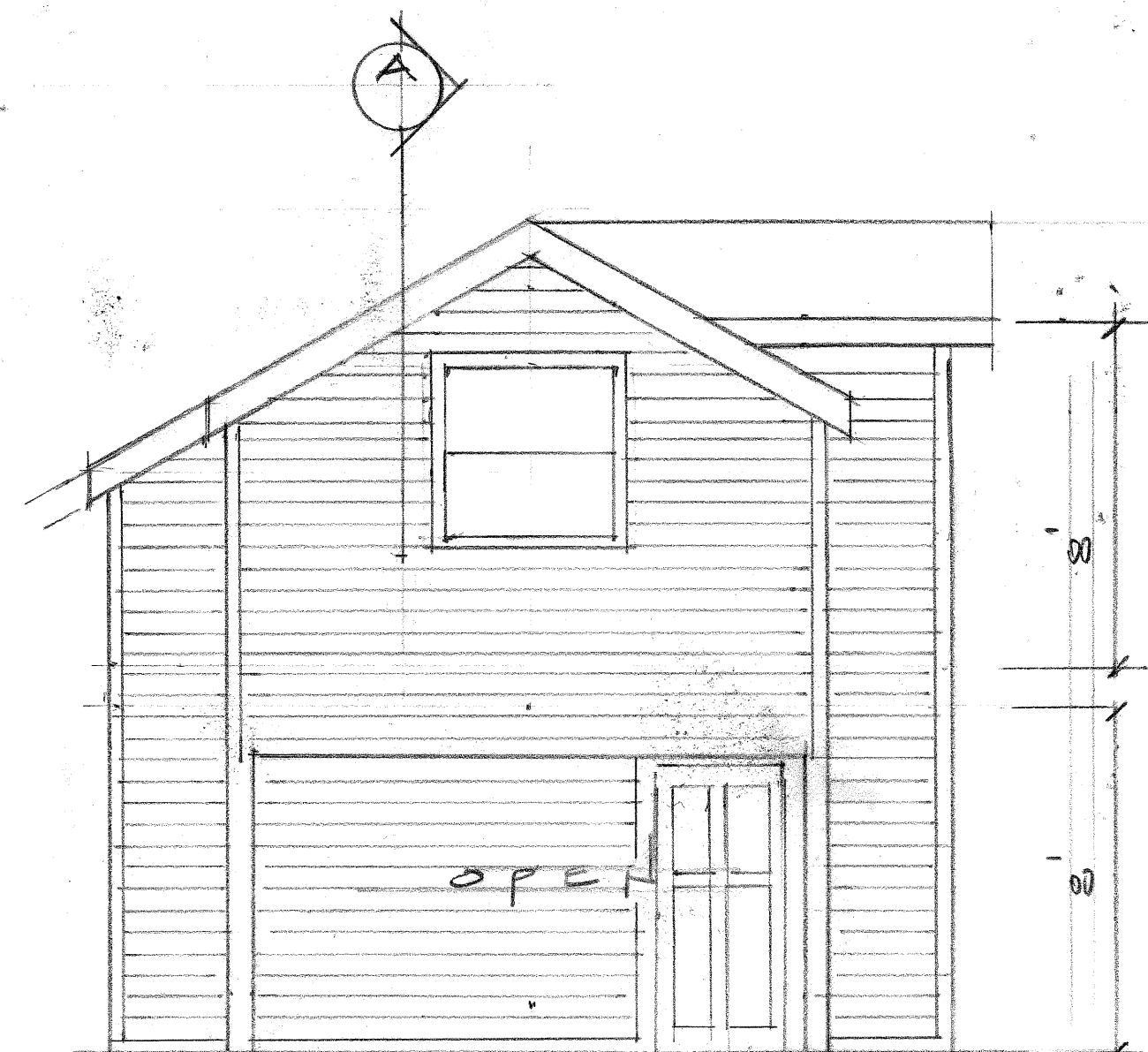
FRONT ELEVATION
1/4" = 1'-0"



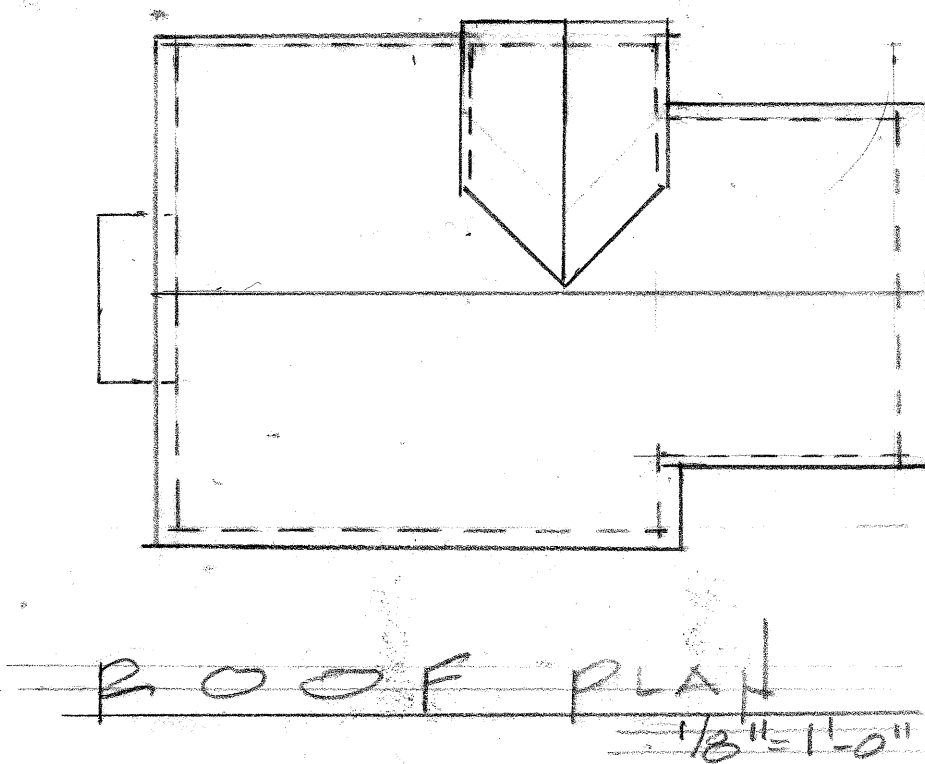
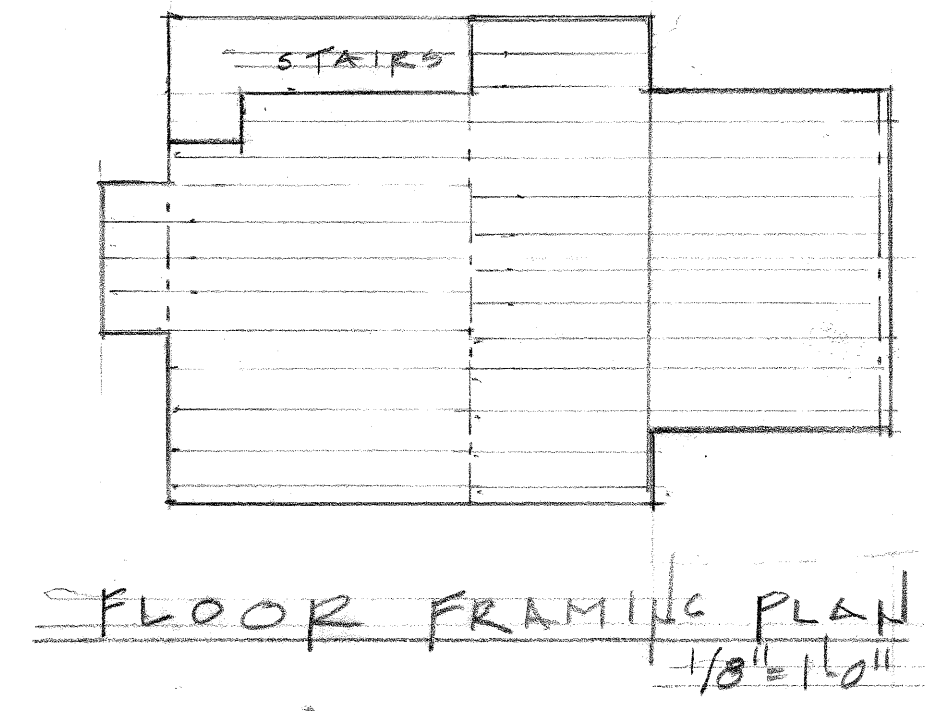
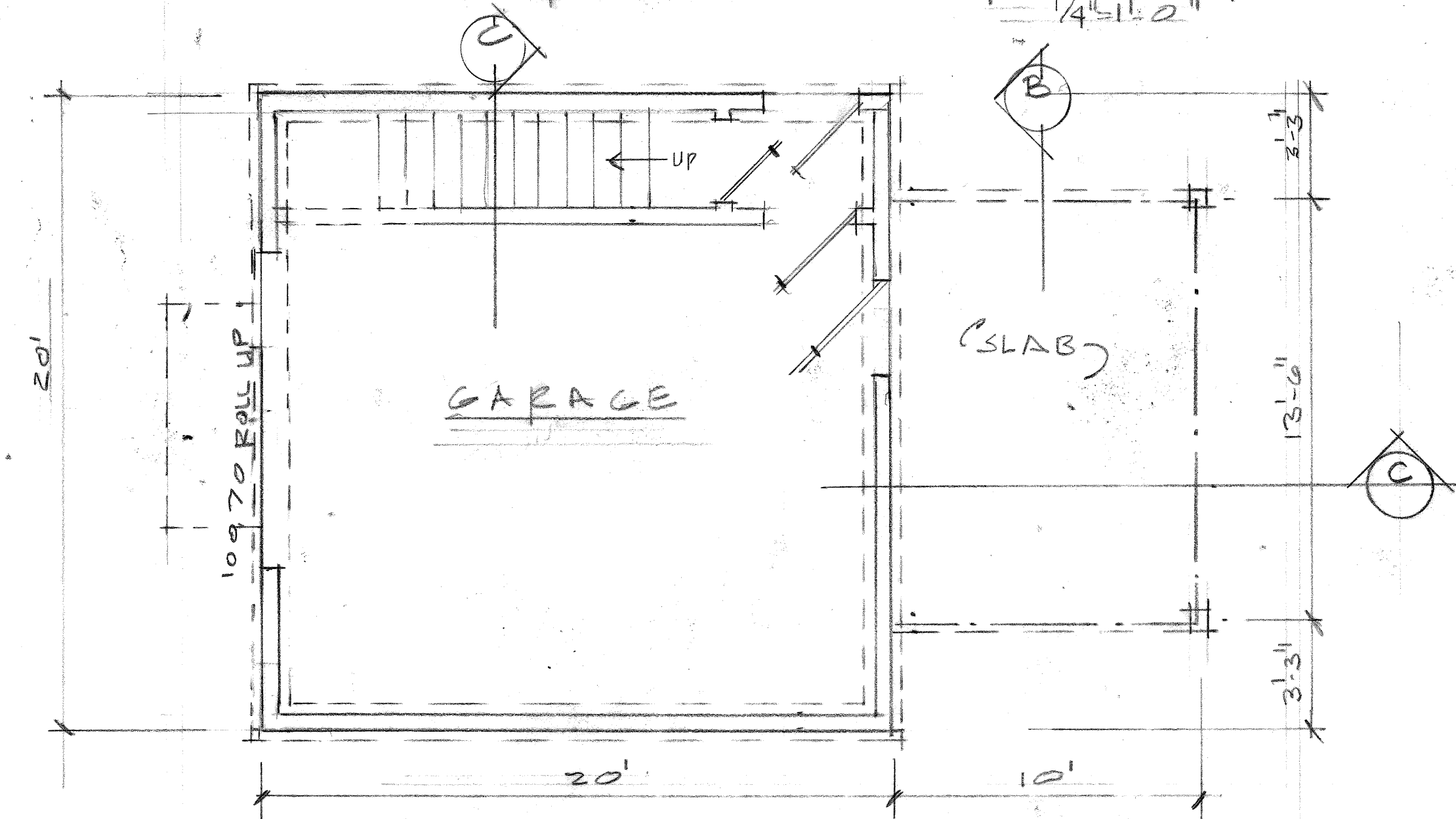
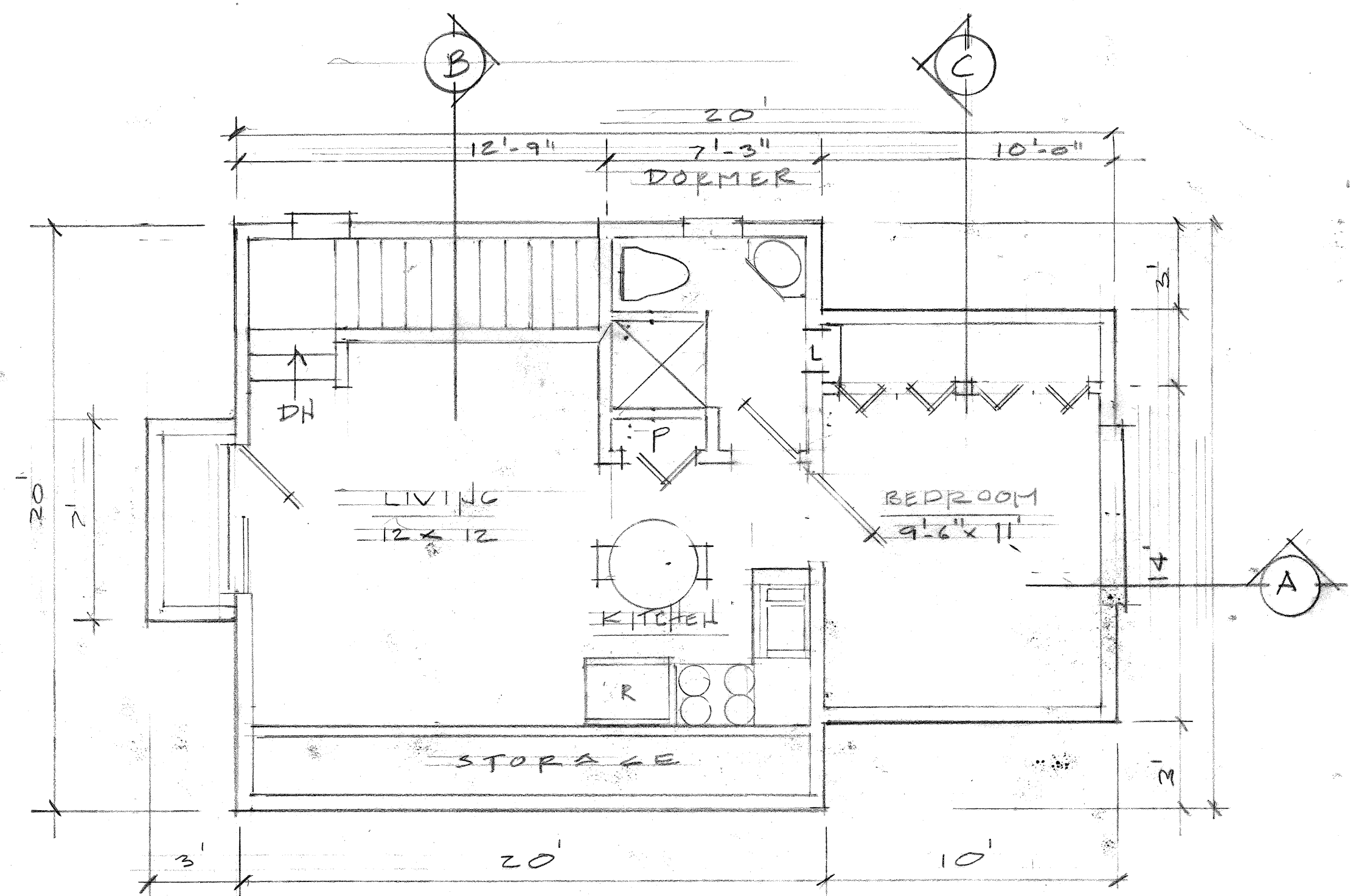
NORTH ELEVATION
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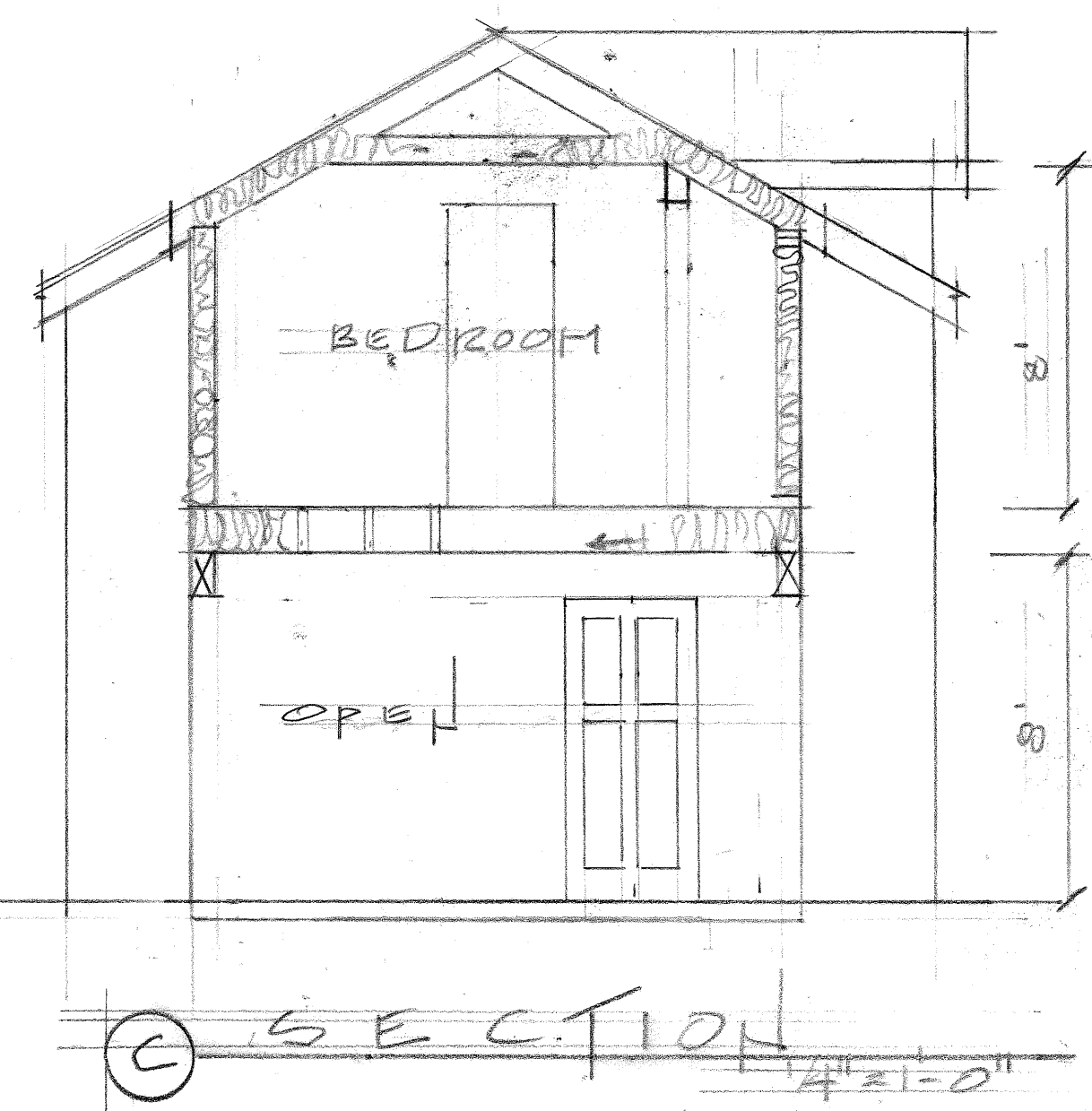
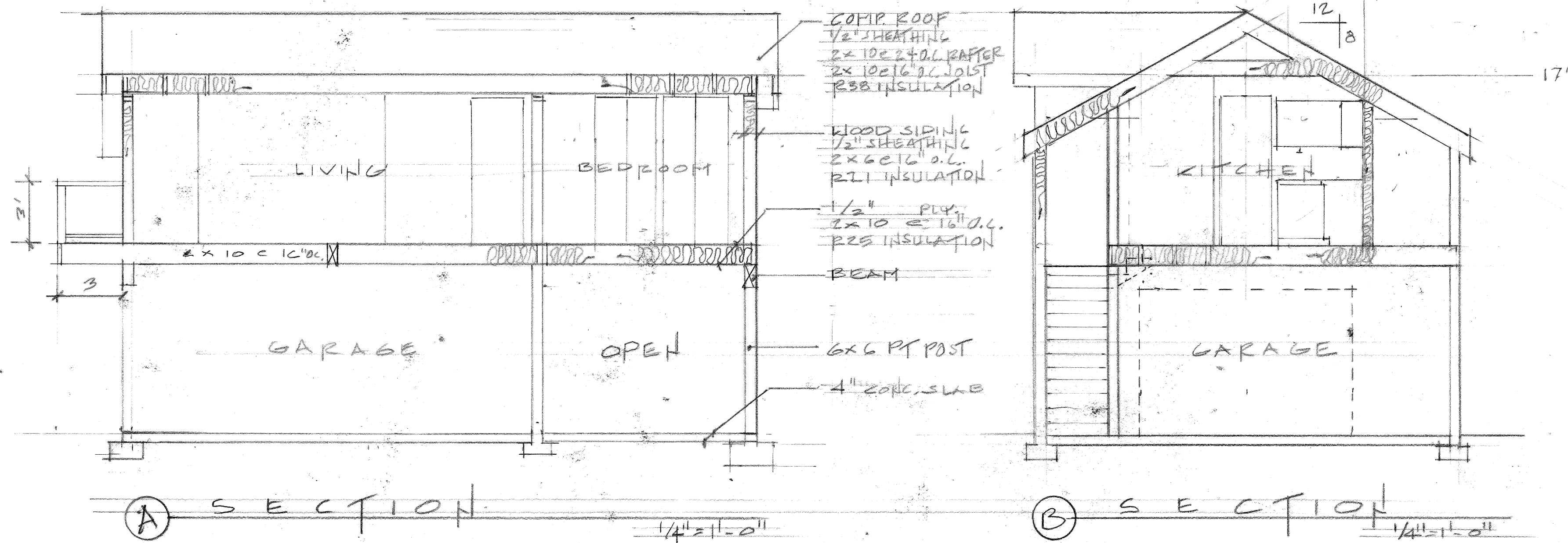


SOUTH ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"





Garage / ADU for;

Bell Residence

724 Polk St.

Oregon City, Oregon 97045

10/20/21 FINAL

SHAW
BUILDING DESIGNER
503-557-0897

4/4



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): GLUA 21-00061 / HR 21-00024 / HR 21-00025

Proposed Land Use or Activity: REPLACING A GARAGE W/SIMILAR W/ ADDITION OF ADU + DEMOLITION of existing garage

Project Name: BELL GARAGE/ADU Number of Lots Proposed (If Applicable): 0

Physical Address of Site: 724 POLK ST., OREGON CITY

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Same as property owner

Applicant(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: RANDY BELL Date: 10-27-21

Mailing Address: 724 POLK ST OREGON CITY OR 97045

Phone: 503-722-9069 Fax: _____ Email: RBELL724@AOL.COM

Representative(s):

Representative(s) Signature: Brian Shaw

Representative (s) Name Printed: BRIAN SHAW Date: 10/27/21

Mailing Address: P.O. BOX 33, OREGON CITY, OREG 97045

Phone: 971-212-3802 Fax: _____ Email: BRIAN.D.SHAW@MSN.COM

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.



OREGON CITY

Community Development - Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

Construction Costs for Historic Review for New Construction

The cost of Planning Division review for Site Plan and Design Review and Detailed Development Plans is based on the construction cost of the project. The construction costs is defined as all costs to complete the project, including soft costs. The estimate does exclude interior furniture or moving expenses.

Address: 724 Polk

Project Description: Garage / ADU

Section I - Construction Costs

Design Work	\$
Site Prep	\$
Consultants	\$
Excavation	\$
Utilities	\$
Foundation	\$
Framing material/wall construction	\$
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$
Roofing	\$
Landscaping	\$
Paving	\$
Other	\$
Total Section I	\$ <u>185,000</u>

Section II - Permits

Building	\$
Electrical	\$
Plumbing	\$
Mechanical	\$
Land Use	\$
Total Section II	\$

Section III - Total

Section I Total	\$
Section II Total	\$
Total Section III	\$ <u>185,000</u>

Office Use Only -

Building Official Verification: _____

To: Kelly Reid
Planning Dept., Historic Review
City of Oregon City

Date; 10/19/21

Project Address; 724 Polk St., Oregon City
Applicant: Randy and Sandy Bell

Narrative

We are proposing to replace a 20' x20' garage with a 20' x 20' garage with an upper story ADU Which will have a 10' x10' upper room extension . Neighboring residence is a 1915 . Garage is Estimated 1940's. It was constructed using some materials from the former Eastham school. We will use details from the neighboring residence such as trim, siding, roof pitch, and vertical elements Such as one-over-one windows.

The addition of the ADU will not only provide a source of income but is in alignment with the city's Intention of creating a higher density within certain areas of the city. Locating it above the garage Allows the applicant to maintain the privacy of their rear yard.

Brian Shaw, Building Designer
Randy and Sandy Bell, Applicant

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50.
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 - 1. All plans, drawings and photographs as may be submitted by the applicant;
 - 2. Information presented to a public hearing held concerning the proposed work;
 - 3. The city comprehensive plan;
 - 4. The purpose of this section as set forth in Section 17.40.010;
 - 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 - 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 - 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 - 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 - 9. The economic, social, environmental and energy consequences.

Applicant Response:

Pertaining to 17.40.070 – Demolition and moving

- 1. All plans and photographs have been submitted.
- 2. Information will be presented at a public hearing.
- 3. We have not reviewed the comprehensive plan.
- 4. N/A
- 5. The original designation form is included.
- 6. The style, general design, arrangement, and materials have been provided.
- 7. This project is designed to compliment the historic district and maintain the value of the district.
- 8. Denial of constructing new structure would keep an unsafe structure for use of the client.
- 9. This new structure will meet all environmental codes. These codes are designed for energy efficiency, and the new structure is designed for economic efficiency also.

Bell Project

New Construction on Landmark Properties

Design Guidelines

Site

The proposed building footprint mimics the existing structure to be demolished. Aside from the footprint, the new structure will have a 10x10 upper extension out the back.

Style and Building Form

The residence (1907) is a vernacular example of the neighborhood .

The existing garage was built at a later date, the sheathing boards having Come from the earlier Eastham school.

Design Composition

The existing garage retains some of the features of residence such as Cornberboards, rakeboards. It does have a plywood siding whereas the Has a horizontal siding. The new structure will include the cornerboards And rakeboards but will also use the horizontal channel siding. The railing On the ADU Will be a picture frame with 2x2 balustrade. The solid (blind) Balustrades on the residence are probably not original.

Applicable Code and Guidelines for Alteration to historic structure

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;
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.*
2. The provisions of the city comprehensive plan;
Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8: Preserve, and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.
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;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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.

RESPONSE: This project is replacing a 20' x 20' garage with a safe usable 20' x 20' structure with an ADU above, and a 10' x 10' upper extension.

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.

RESPONSE: We are replacing a 20' x 20' garage. The new garage with an ADU will be 4' higher than existing garage.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: : We are replacing a 20' x 20' garage.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: We are trying to maintain the main element as a garage but adding a more recent option of an ADU. We understand they must compliment each other. We will be saving the sheathing as it came from Eastham School when it was torn down and replaced with the current structure.

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

RESPONSE: We will be replacing the entire structure but will install new siding to match existing Residence which, if available will be horizontal channel .

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.

RESPONSE: This will be a new structure, but will retain the same footprint of the structure to be removed. A 10 x 10 upper floor extension is also proposed.

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.

RESPONSE:

The ADU is located within the attic area of the new structure with a dormer that mimics the dormer in the neighboring residence. A 10' x 10' extension is also proposed. The siding on the existing garage is a plywood siding with sheathing under that will be saved for other possible projects.

Design Guidelines: Alterations – Additions

A. Site

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.

RESPONSE: We are replacing the existing garage which is 5' from the existing residence, and 3' from the side property line.

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.

RESPONSE: New structure will be 35' from the street as it is now.

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.

RESPONSE: There will be no change in landscaping.

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

RESPONSE: There will be no change in landscaping.

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.

RESPONSE: Existing residence is 26' tall. New structure will be 20' tall.

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.

RESPONSE: New structure will have a footprint of 500 sq. ft. Residence has a footprint of 750 sq.ft.

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.

RESPONSE: Roof pitch and vertical elements such as doors / windows are sustained through existing residence to new garage/ ADU structure.

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.

RESPONSE: Since this is a garage/ ADU, there are not as many voids as the neighboring residence. It will have the same proportion of voids and solids as neighboring garages.

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.

c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

RESPONSE: Sheathing will be removed and saved for repurposing. The siding is a non-historic material and will be removed.



portlandcarriagedoors.com

Item #1.



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Save





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Save







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A two-story red house with white trim and a porch. The house has a gabled roof with a dormer window. The porch is covered and supported by white columns. The house is surrounded by a green lawn and some shrubs. A concrete sidewalk runs along the front of the property. The sky is overcast.

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A photograph showing a close-up of a wooden door frame and a dark door with glass panes. The frame is made of vertical wooden planks, some of which are painted a reddish-brown color. The door is dark brown or black with several rectangular glass panes. The image is slightly out of focus, and the lighting is somewhat dim.

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A close-up photograph of a weathered wooden plank. The plank is oriented vertically and features a prominent, circular knot in its center. The wood grain is clearly visible, showing a mix of light and dark brown tones. A small, dark metal pin or nail is visible on the left side of the plank, partially embedded. The plank is surrounded by other wooden structures, including a darker, textured piece on the left and a lighter, curved piece on the right. The overall appearance is aged and rustic.

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Item #1.

A photograph of a cluttered attic space. The ceiling is made of wooden planks and beams. In the center, there is a blue cooler with a white lid. To the right, there is a blue box and a black container. In the bottom right corner, there is a small digital display showing the number 'H2'. The floor is covered with various items, including a white bag, a cardboard box, and some tools. The overall scene is one of a disorganized storage area.

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A photograph of a wooden structure, possibly a wall or ceiling, made of horizontal wooden planks. A light-colored, curved object, possibly a branch or a piece of wood, runs across the top of the frame. In the center-right, there is a small, cup-shaped bird's nest made of brown, fibrous material. Two small, light-colored eggs are visible within the nest. The lighting is somewhat dim, and the wood has a natural, weathered appearance.

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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: November 22, 2021
TO: Historic Review Board
Kelly Reid, Planner
FROM: McLoughlin Neighborhood Association *KRM*
RE: Comments on HR-21-00024/25
724 Polk Street Garage Replacement and ADU

Please provide missing/inadequate details, including below, to allow review of the application:

- Proposed site plan, demonstrating property lines, relationship of new structure to existing structure being demolished, landscaping, structure location, resident parking and access to and from the ADU.
- Proportion and scale - Relationship to surrounding structures, relationship of existing vs proposed height.
- Detailed materials and information as noted on the historic review checklist

Provide narrative with responses to 17.40.060 – Existing alteration and new construction. The historic design guideline, in particular the worksheet on Appendix page 3, provides useful information to develop the plan and application. Specific guidelines to be addressed include but are not limited to:

- Section 5. Character Guidelines: address 5' side setback, height variation 20% max from context buildings, 18" minimum ground level elevation

Thank you for your consideration.



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 1/25/2022

SUBJECT:

GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

STAFF RECOMMENDATION:

Continuance to February 22, 2022 meeting for additional information. The applicant would be able to move forward with panels proposed on back half of house that meet the HRB Policies.

EXECUTIVE SUMMARY:

The Erickson House is a Queen Anne style structure with a cross-gable roofline and L-shape plan. The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. 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.

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 Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house, meaning the solar panels will have a greater impact.

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. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. Other than one alternative plan demonstrating the power output of a layout with panels moved to a rear roof plane, the applicant has not provided detailed information demonstrating that other alternative locations were considered, such as the roof of the outbuildings on site, or a ground-mounted array. The applicant has not yet provided evidence that the panels would be consistent with federal guidance or HRB precedent. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

BACKGROUND:

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

OPTIONS:

1. Continue the hearing and request more information (staff recommendation)
2. Approve the proposal and provide revised findings
3. Deny the proposal and provide revised findings.



**Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
January 18, 2022**

FILE NO.: GLUA-21-00063 and HR 21-00026: Historic Review

HEARING DATE: January 25, 2022
7:00 p.m. – Virtual Meeting over Zoom

APPLICANT: ION Solar
4801 N University Ave #900
Provo, UT 84604

OWNER: Phillip Larose
819 4th Street
Oregon City, OR 97045

LOCATION: 819 4th Street
Oregon City, OR 97045

REQUEST: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: Continuance to February 22, 2022 meeting for additional information. The applicant would be able to move forward with panels proposed on back half of house that meet the HRB Policies.

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.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. 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 Recommendation

The Erickson House is a Queen Anne style structure with a cross-gable roofline and L-shape plan. The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. 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.

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 Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house, meaning the solar panels will have a greater impact.

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. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. Other than one alternative plan demonstrating the power output of a layout with panels moved to a rear roof plane, the applicant has not provided detailed information demonstrating that other alternative locations were considered, such as the roof of the outbuildings on site, or a ground-mounted array. The applicant has not yet provided evidence that the panels would be consistent with federal guidance or HRB precedent. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

I. BACKGROUND:

Site and Context

The subject property is the Otto and Luelle Erickson House, a circa-1900 Queen Anne home on a standard size residential lot in the McLoughlin Conservation District. The home is in good condition.



Aerial photo

The Historic Inventory form for the home reads:

819 4th Street - Otto and Luelle Erickson House

This one story house is a good example of the Queen Anne style in Oregon City. Sitting under a cross gable roof, it features a smaller gable extending out from the inside corner of the L-shaped plan to cover the main entry. This porch roof is supported by turned columns with a spindle and stickwork balustrade enclosing the porch. Above the porch columns is a spindle work frieze. The house is primarily clad with drop siding, finished with cornerboards above the fully developed water table. A belt course at the level of the enclosed eaves provides a transition to the shingled gable ends, which feature an octagonal pattern and a sunburst panel at each side just above the belt course. This pattern is repeated in the gable end with a decorative sunburst panel surrounded by three round ornaments above another spindle work frieze. The windows in the house are primarily 1/1 double-hung wood sashes, typically arranged in pairs with board trim, narrow sills, and small hood moldings. A brick chimney with a corbelled cap is centrally located in the house. At the northeast corner, a rear porch was added and subsequently enclosed with

eight light casement windows. A small deck was added to the east side of the porch at the time of its enclosure with turned balusters. The house rests on a parged concrete foundation, and the front porch has been skirted with lattice.

Statement of Significance: In 1900, Otto and Luella Erickson purchased this property and are credited with the construction of the residence. Mr. Erickson was a millwright at the CWP Company, who by 1933 was living at 411 Madison and using this house as a rental. Over the years, tenants included Dorothy Schwantes, a teacher; M. Stenberg, a secretary at Spears Investigation Bureau; and George W. Rindfleisch, a driver for G&H Salvage. In 1981, the property was still owned by the Erickson family.



Vicinity Map



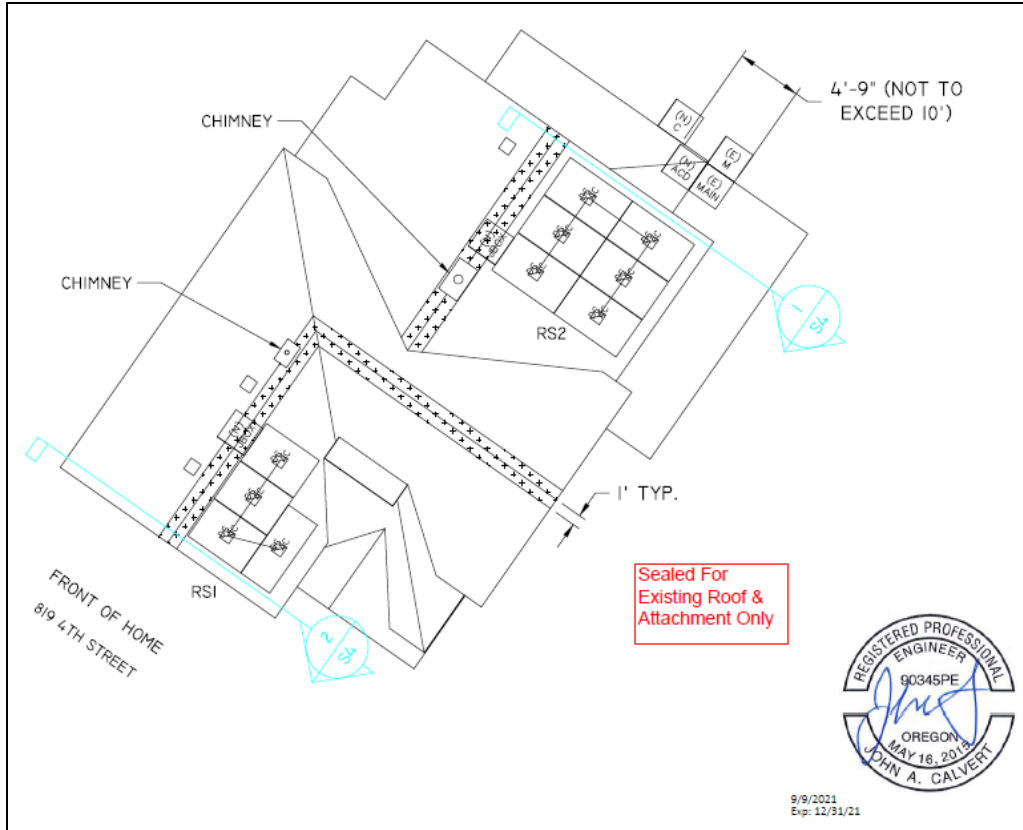
Existing Conditions



Street view from 2016

Project Description:

The applicant is proposing a 10-module solar photovoltaic array on the multi-gabled composition shingle roof of the house. Panels are proposed on two different roof planes, and ground equipment is proposed on the northeast side of the house (interior side).



Proposed Roof plan

The applicant has proposed to place solar panels on the roof 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 both side and front-facing roof slopes. The house has a dark gray roof that will be similar to the black color of the panels. The panels on the side elevation facing Madison are placed above a secondary façade and meet the HRB policies. The panels proposed above the primary entrance of the home do not meet the HRB Policy and therefore are required to be reviewed by the Historic Review Board. This group of four panels will be very visible when viewing the primary façade of the house from the right of way.

The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document). The example in the federal guidance of the “King’s Daughters Home” says that “The visual prominence of the two solar collectors installed on this project is further minimized by the complexity of this side elevation.” For the Erickson House, the detailed ornamentation on the gables and porch provide design complexity that will stand on its own regardless of panels placed on the roof plane. On the other hand, the high pitch of the roof makes it a more prominent feature of the house.



Panels on side façade with side entry will meet HRB Policies and are not the focus of this report.

Approximate location
of proposed panels



Panels proposed above the front entry will be visible from the street corner but not visible when viewing the house straight on from 4th Street.

Zoning:

The property is in the Low Density Residential R-6 zone.

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 in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

A comment received from a neighbor, Denise Beasley, expressed support for the proposal, saying there will be no negative visual effects. An anonymous letter from another McLoughlin district neighbor expressed opposition to the solar panels.

The building division indicated that the proposal does not conflict with their interests.

Full public comments are attached to this Staff report as Exhibit 4.

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 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.*

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. [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:*

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 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:

Staff finds that the addition of solar panels on the property can improve property value and support the goals for energy conservation and economy. The location of the panels is the key factor determining whether they will impact the historic character of the home.

See findings in criterion #6 and #9 of this report.

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

Finding:

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

Goal 5.3 Historic Resources

Policy 5.3.7:

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.

Policy 5.3.8:

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

Goal 13.1 Energy Sources

Policy 13.1.3:

Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.

The applicant has proposed to place solar panels on the roof of the historic structure.

The Comprehensive Plan Goals and Policies are somewhat conflicting in this case; calling for preservation of historic structures, while also calling for alternative energy sources. Placement of solar panels on the prominent roof sections of the historic home may impact the historic character of the structure. See detailed findings in criterion #6 and #9 of this section.

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: 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. See findings in criteria #6 and #9 of this section.

4. *The value and significance of the historic site;*

Finding: The value and significance of the historic site is the architecture and age of the structure, an 1895 Queen Anne in the McLoughlin District. See findings in criteria #6 and #9 of this section.

5. *The physical condition of the historic site*

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

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

Finding:

The Erickson House is a Queen Anne style structure with a cross-gable roof.

The applicant has proposed a 10-panel array, with 4 of the panels proposed above the front entry on a primary roof plane visible from the street. Panels proposed on a side-facing roof plane on the rear portion of the home meet the HRB Policies. The roof on the Erickson House is a dark gray composition shingle; so the panels will not stand out prominently. 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.

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 Erickson House will be visible from the corner of 4th and Madison, but not when viewing the house straight on from 4th Street. The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior

Standards have generally been applied to allow solar equipment that is minimally visible and/or on secondary portions of structures or sites (see Exhibit 5 for full guidance document).

Design/Detail Compatibility Analysis: The panels are flat on the roof and appear to be low profile. If approved, a condition of approval to ensure the panels do not exceed 5" projection from the roof plane should be considered.

Arrangement/Proportion/Scale Compatibility Analysis: Panels are placed a few inches from the edge of the roof and fill up most of the roof plane in question. The applicant did not provide the square footage of the panel array or indicate the percentage of roof plan that would be covered.

Color/Texture/Materials Compatibility Analysis: 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. If approved, a condition of approval to ensure the panels no unfinished or shiny metal is used on the panel frames should be considered.

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. In fact, the investment may prolong the overall preservation of the home.

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. The applicant has not provided information demonstrating that other alternative locations were considered, and has not provided any evidence that the panels would be consistent with federal guidance. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

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.

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

Finding: Complies as Proposed. The home value may be increased, and CO2 emission 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 portion of the 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 proposed 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. If approved, a condition of approval to ensure the panels no unfinished or shiny metal is used on the panel frames should be considered.

Compatibility with Historic Features: The panels would be placed on the roof, which is a prominent and significant feature of the Queen Anne home. 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 (see Exhibit 5).

Compatibility with Size/Scale/Proportion: Panels are placed a few inches from the edge of the roof and fill up most of the roof plane in question. The applicant did not provide the square footage of the panel array or indicate the percentage of roof plan that would be covered.

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.

The applicant has not proposed to remove 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. 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

The proposed panels on the primary roof plane are not consistent with federal guidance that solar panels should be inconspicuous or at least, not prominently visible. The applicant has not provided information demonstrating that other alternative locations were considered, and has not provided any evidence that the panels would be consistent with federal guidance. Staff recommends a continuance to give the applicant time to provide an alternatives analysis, and any other evidence that the Board may find helpful in their review.

The proposed panels on the side near the rear of the home already meet the HRB Policies and will not impact this historic integrity of the house. These panels may be installed separately from this HRB decision.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Historic Inventory Form
4. Public Comments
5. [Secretary of Interior Guidance on Solar Panels](#) (link)

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 819 4TH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 11 N		Longitude: 122 36 18 W		
Township: 02S	Range: 02E	Section: 31	Block: 109	Lot: 4	Map #: 22E31AD	Tax Lot #: 13201	
Date of Construction: c. 1900		Historic Name: Erickson, Otto and Luella, 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: 1.0		
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Cross gable / Composition shingle			Window Type/Material: 1/1 wood double-hung				
Exterior Surface Materials Primary: Drop			Secondary: Wood shingle		Decorative:		
Exterior Alterations or Additions/Approximate Date: Rear porch; rear porch enclosed, 1983; aluminum storm windows c. 1985							
Number and Type of Associated Resources: Garage (1)							
Integrity: Good		Condition: Excellent		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 one story house is a good example of the Queen Anne style in Oregon City. Sitting under a cross gable roof, it features a smaller gable extending out from the inside corner of the L-shaped plan to cover the main entry. This porch roof is supported by turned columns with a spindle and stickwork balustrade enclosing the porch. Above the porch columns is a spindle work frieze. The house is primarily clad with drop siding, finished with cornerboards above the fully developed water table. A belt course at the level of the enclosed eaves provides a transition to the shingled gable ends, which feature an octagonal pattern and a sunburst panel at each side just above the belt course. This pattern is repeated in the gable end with a decorative sunburst panel surrounded by three round ornaments above another spindle work frieze. The windows in the house are primarily 1/1 double-hung wood sashes, typically arranged in pairs with board trim, narrow sills, and small hood moldings. A brick chimney with a corbelled cap is centrally located in the house. At the northeast corner, a rear porch was added and subsequently enclosed with eight light casement windows. A small deck was added to the east side of the porch at the time of its enclosure with turned balusters. The house rests on a parged concrete foundation, and the front porch has been skirted with lattice.							
Statement of Significance:							
In 1900, Otto and Luella Erickson purchased this property and are credited with the construction of the residence. Mr. Erickson was a millwright at the CWP Company, who by 1933 was living at 411 Madison and using this house as a rental. Over the years, tenants included Dorothy Schwantes, a teacher; M. Stenberg, a secretary at Spears Investigation Bureau; and George W. Rindflesch, a driver for G&H Salvage. In 1981, the property was still owned by the Erickson family.							

Researcher/Organization: Alex McMurtry / HPNW			Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 819 4TH ST	Local Designation #	SHPO #	



Item #2.

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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): GLUA-21-00063/HR-21-00026

Proposed Land Use or Activity: Solar panels on a designated historic structure in the McLoughlin Conservation District

Project Name: Larose Solar Install Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 819 4th St, Oregon City, Oregon, 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Emily Mckell

Applicant(s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Phillip Larose Date: 10/29/2021

Mailing Address: 819 4th St, Oregon City, Oregon, 97045

Phone: (503) 708-8101 Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Emily Mckell

Representative (s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.com

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.

Published on *City of Oregon City* (<https://www.orcity.org>)

[Home](#) > [Online Submittal of Land Use Applications](#) > [Webform results](#) > Online Submittal of Land Use Applications

Submission information

Form: [Online Submittal of Land Use Applications](#) [1]

Submitted by Visitor (not verified)

Fri, 10/29/2021 - 1:56pm

216.21.162.207

Applicant Name(s) Emily Mckell

Applicant's Representative

Emily Mckell

Company ION Solar

Mailing Address 4801 N University Ave #900

Phone Number 8887817074

Email Address permits@ionsolar.com

Application Type

Historic Review

Project Description

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM 3.7 kW DC & 2.9 kW AC PHOTOVOLTAIC SOLAR ARRAY PV MODULES: (10) SILFAB SOLAR SIL-370 NX MONO PERC INVERTER(S): (10) ENPHASE IQ7PLUS-72-2-US ROOF TYPE: COMPOSITION SHINGLE PV MOUNTING HARDWARE: ECOFASTEN CLICKFIT

Project Address 819 4th St, Oregon City, Oregon, 97045

Map and Taxlot Number 2S2E31AD

Additional information

Please include any additional information about the submittal.

Application Form

[land_use_app_2017.pdf](#) [2]

Site Plan/ Layout

[roof_plan.pdf](#) [3]

Other Application Materials

[larose_residence_oregon_city_or_retrofit_stamped_1.pdf](#) [4]

Other Application Materials (2)

[enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf](#) [5]

Other Application Materials (3)

Other Application Materials (4)

Other Application Materials

Disclaimer

Select to acknowledge you read and understand the paragraph below.

Source URL: <https://www.orcity.org/node/13944/submission/28051>

Links

[1] <https://www.orcity.org/communitydevelopment/webform/online-submittal-land-use-applications>

[2] https://www.orcity.org/system/files/webform/pre-applications/land_use_app_2017.pdf

[3] https://www.orcity.org/system/files/webform/pre-applications/roof_plan.pdf

[4] https://www.orcity.org/system/files/webform/pre-applications/larose_residence_oregon_city_or_retrofit_stamped_1.pdf

[5] https://www.orcity.org/system/files/webform/pre-applications/enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf

Applicable Code and Guidelines for Alteration to historic structure

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;

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.*

2. The provisions of the city comprehensive plan;

Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

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;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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 historic features will be removed or altered with the installation , this is under historic review to
RESPONSE: determine if relations are significant .

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.

RESPONSE: no new additions outside of solar panel array will be added.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: Historical features will be conserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: True, only roof feature will change. asphalt tiled roofs are normally not considered historically significant.

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

RESPONSE: N/A this installation adheres strictly to roof installation

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.

RESPONSE: Under historic review. solar panels will create minor visual composition and profile changes. on asphalt roof area

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.

RESPONSE: True, if removed or changed the panel array will leave no impact.

Design Guidelines: Alterations – Additions

A. Site

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.

RESPONSE: change will not affect space between buildings

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.

RESPONSE: under historic review, house is on corner lot and very visible from public view.

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.

RESPONSE: no landscaping work will be done

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

RESPONSE: no landscaping will be done

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.

RESPONSE: true Oregon state law already prohibits panel array over roof ridge

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.

RESPONSE: True

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.

RESPONSE: Composition of roof is uniform tiles

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.

RESPONSE: True

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.*
- c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

RESPONSE:

True, work is limited to only the roof









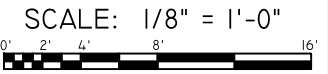
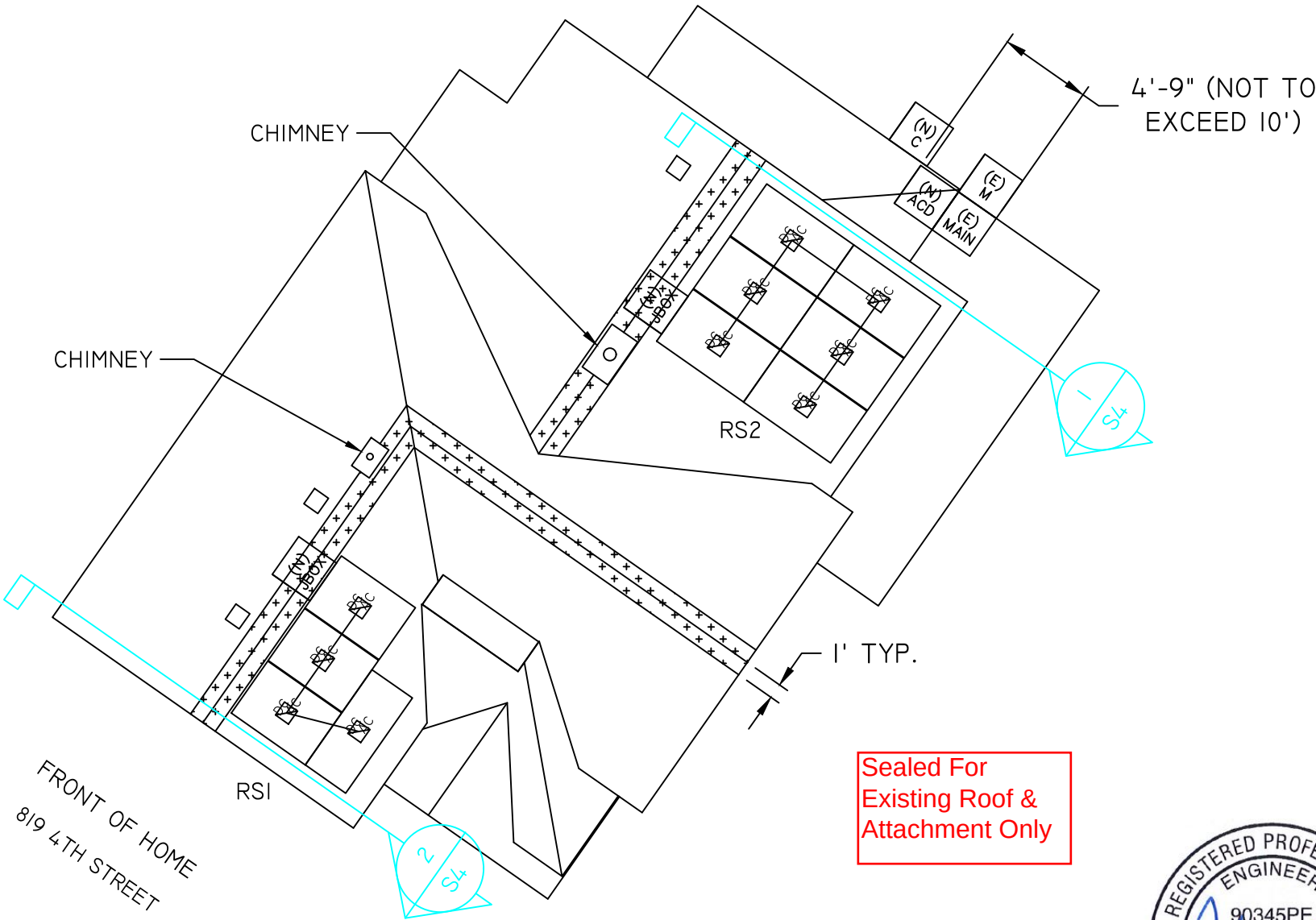




SITE NOTES:

I. 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.5.3 ITEM 3.9

Sister upgrade is required for (RS1&2) on all rafters that directly support solar PV. Stitch new 2x6 DF#2 (min) to existing member. See detail for additional information.



SYSTEM LEGEND

(E) UTILITY METER / MAIN SERVICE PANEL	(N) PV COMBINER PANEL	(N) JUNCTION BOX	S# SUNEYE LOCATION
(E) MAIN SERVICE PANEL	(N) PV LOAD CENTER	(N) AC DISCONNECT	FIRE SETBACK
(E) SUBPANEL	(N) PV PRODUCTION METER	(N) MICROINVERTER	(N) PV MODULE
	(N) DC-DC / STRING INVERTER	(N) DC DISCONNECT	

ROOF SECTION CRITERIA AND SPECIFICATIONS

ROOF SECTION	PV MODULE QTY	AZIMUTH	PITCH	TSRF
RS1	6	125	39	84%
RS2	4	125	24	87%



9/9/2021
Exp: 12/31/21

CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT ION DEVELOPER, LLC NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF ION DEVELOPER, LLC.



PV INSTALLATION PROFESSIONAL
SCOTT GURNEY
PV-0117719-015866

ION DEVELOPER, LLC
4801 N UNIVERSITY AVE #900 PROVO, UT 84604
888.781.7074

DAVID STANLEY CONRAD
C - ELECTRICAL CONTRACTOR
CI524

SITE INFORMATION:

PHILLIP LAROSE
819 4TH STREET
OREGON CITY, OREGON 97045
PV SOLAR INSTALLATION
3.7 KW DC, 2.9 KW AC

DRAWING BY
DANIEL SCHOLLE

DATE
8/18/2021

PROJECT ID
00541A

SHEET NAME
ROOF PLAN

SHEET NUMBER
S-3

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FINAL ENGINEERED DESIGN

Date: August 18th, 2021

Phillip Larose
819 4th St
Oregon City, OR 97045

Item #2.

ION

System Size: 3.70 kW DC
10 Silfab Solar SIL-370 NX PV Module(s)
10 Enphase Energy Inc. IQ7PLUS-72-2-US (240) Inverter(s)

Estimated Annual Year 1 Production: 3,955 kWhs

Final Array Layout:



Please notify ION Solar if you have concerns or requested changes. ION Solar will use this final engineered design for permitting and installation. This may be subject to change.

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ION
Page 108

ION SYSTEM HOME DESIGN

10 Panel Design

Item #2.



4

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

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ION SYSTEM OVERVIEW

YOUR SOLAR SYSTEM DETAILS

SYSTEM SIZE (STC-DC)

3.7 kW

ESTIMATED YEAR 1 PRODUCTION

3,589 kWh

YOUR ESTIMATED ANNUAL SOLAR SYSTEM OFFSET

Impact of Energy Efficiency:

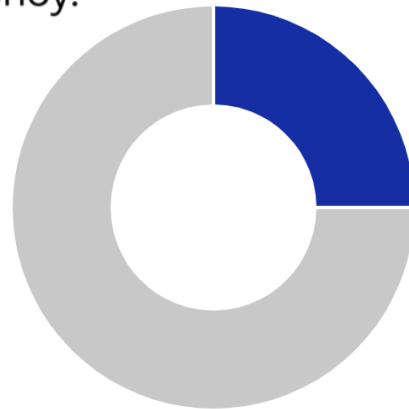
5%

UTILITY POWER

75%

SOLAR POWER

25%



EQUIPMENT

PREMIUM PANELS

10 Silfab 370

INVERTER

Enphase IQ7+

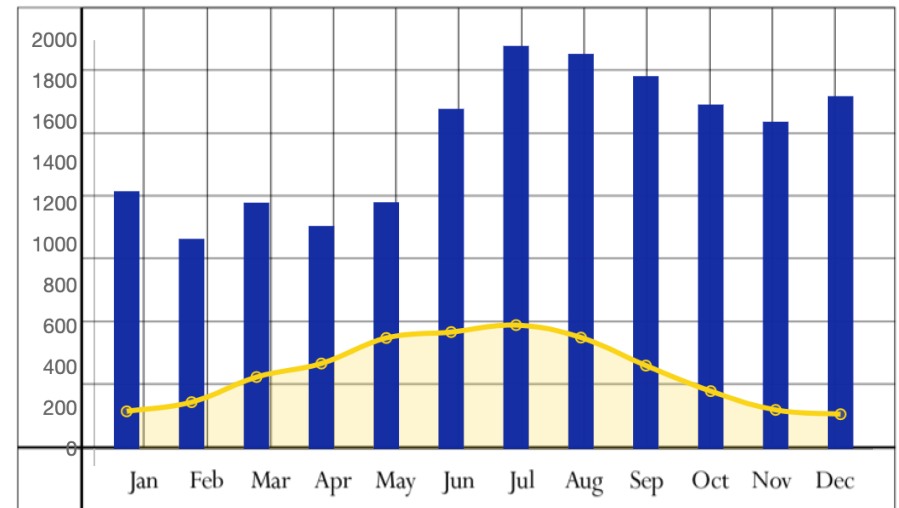
MONITORING

Enphase Envoy IQ



ESTIMATED CONSUMPTION AND PRODUCTION

The electricity that you bought last year can be replaced by the sun.



NOTE: THE FORECASTED PRODUCTION DATA PROVIDED IN THIS PROPOSAL WAS GENERATED BASED ON THE FORECASTING TOOLS OF PVWATTS, A SERVICE OF THE NATIONAL RENEWABLE ENERGY LABORATORY (NREL) OF THE U.S. DEPARTMENT OF ENERGY (WWW.PVWATTS.NREL.GOV). THE FORECASTED PRODUCTION DATA PROVIDED IS AN ESTIMATE AND DOES NOT REPRESENT A BINDING AGREEMENT OR OBLIGATION. SYSTEM PRODUCTION ESTIMATES ASSUME THE ANNUAL DEGRADATION ON THE MANUFACTURER DATA SHEET. THE ANNUAL DEGRADATION IS AN ESTIMATE BASED ON THE SOLAR PANEL MANUFACTURER'S DATASHEET, WHICH TYPICALLY REPRESENTS DEGRADATION OVER DECADES OF TIME. ACTUAL DEGRADATION MAY VARY AND TYPICALLY THE 1ST YEAR HAS A HIGHER PANEL DEGRADATION. ANNUAL O&M COSTS ARE ESTIMATED AT APPROXIMATELY \$0.02 PER WATT (SEE WWW.NREL.GOV/ANALYSIS/TECH-COST-OM-DG.HTML AS OF 2/2018). O&M COSTS ARE NOT CONSIDERED IN THIS PROPOSAL. THE ASSUMED USEFUL LIFE OF THE PHOTOVOLTAIC SYSTEM IS BASED ON THE ESTIMATED RANGE FROM NREL OF 25 TO 40 YEARS (WWW.NREL.GOV/ANALYSIS/TECH-FOOTPRINT.HTML AS OF 2/2018). OTHER FACTORS MAY IMPACT THE AMOUNT OF POWER ACTUALLY GENERATED BY YOUR SYSTEM, INCLUDING BUT NOT LIMITED TO THE NUMBER OF OVERCAST DAYS, COVERING OF SOLAR PANELS FROM SNOW, DUST OR OTHER DEBRIS, CHANGES IN SHADING, AND DAMAGE TO THE SYSTEM.

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS



ION

ION SYSTEM HOME DESIGN

10 Panel Design

Item #2.



4

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

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WE ARE PROUD TO OFFER PREMIUM
AMERICAN MADE PRODUCTS 

ION

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ION SYSTEM OVERVIEW

YOUR SOLAR SYSTEM DETAILS

SYSTEM SIZE (STC-DC)

3.7 kW

ESTIMATED YEAR 1 PRODUCTION

3,956 kWh

YOUR ESTIMATED ANNUAL SOLAR SYSTEM OFFSET

Impact of Energy Efficiency:

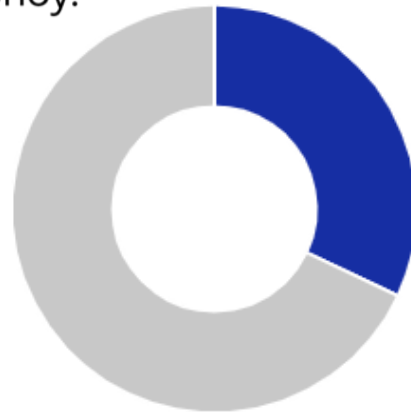
10%

UTILITY POWER

68%

SOLAR POWER

32%



EQUIPMENT

PREMIUM PANELS

10 Silfab 370

INVERTER

Enphase IQ7+

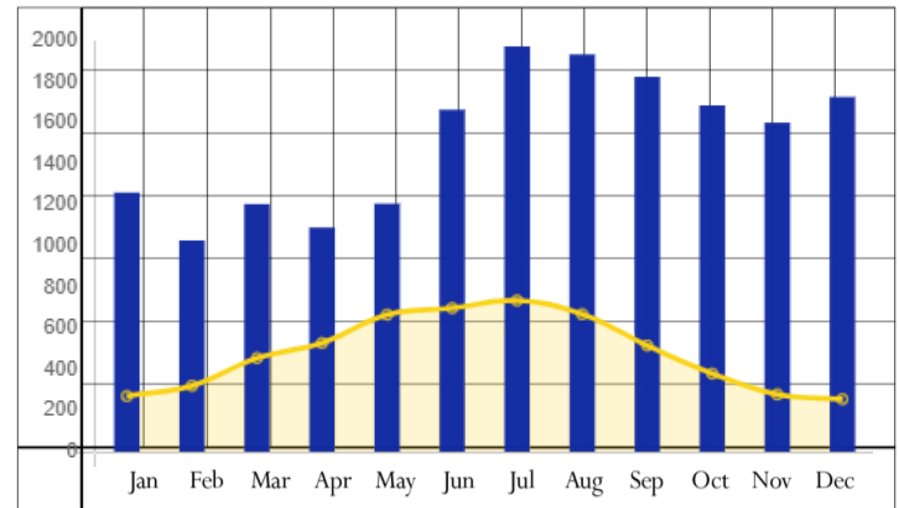
MONITORING

Enphase Envoy IQ



ESTIMATED CONSUMPTION AND PRODUCTION

The electricity that you bought last year can be replaced by the sun.



NOTE: THE FORECASTED PRODUCTION DATA PROVIDED IN THIS PROPOSAL WAS GENERATED BASED ON THE FORECASTING TOOLS OF PVWATTS, A SERVICE OF THE NATIONAL RENEWABLE ENERGY LABORATORY (NREL) OF THE U.S. DEPARTMENT OF ENERGY (WWW.PVWATTS.NREL.GOV). THE FORECASTED PRODUCTION DATA PROVIDED IS AN ESTIMATE AND DOES NOT REPRESENT A BINDING AGREEMENT OR OBLIGATION. SYSTEM PRODUCTION ESTIMATES ASSUME THE ANNUAL DEGRADATION ON THE MANUFACTURER DATA SHEET. THE ANNUAL DEGRADATION IS AN ESTIMATE BASED ON THE SOLAR PANEL MANUFACTURER'S DATASHEET, WHICH TYPICALLY REPRESENTS DEGRADATION OVER DECADES OF TIME. ACTUAL DEGRADATION MAY VARY AND TYPICALLY THE 1ST YEAR HAS A HIGHER PANEL DEGRADATION. ANNUAL O&M COSTS ARE ESTIMATED AT APPROXIMATELY \$0.02 PER WATT (SEE WWW.NREL.GOV/ANALYSIS/TECH-COST-OM-DG.HTML AS OF 2/2018). O&M COSTS ARE NOT CONSIDERED IN THIS PROPOSAL. THE ASSUMED USEFUL LIFE OF THE PHOTOVOLTAIC SYSTEM IS BASED ON THE ESTIMATED RANGE FROM NREL OF 25 TO 40 YEARS (WWW.NREL.GOV/ANALYSIS/TECH-FOOTPRINT.HTML AS OF 2/2018). OTHER FACTORS MAY IMPACT THE AMOUNT OF POWER ACTUALLY GENERATED BY YOUR SYSTEM, INCLUDING BUT NOT LIMITED TO THE NUMBER OF OVERCAST DAYS, COVERING OF SOLAR PANELS FROM SNOW, DUST OR OTHER DEBRIS, CHANGES IN SHADING, AND DAMAGE TO THE SYSTEM.

All installation performed by a Licensed Electrical Contractor. Please visit our website for updated license information. The data provided in this sales proposal is a preliminary estimate and does not represent a binding agreement or obligation. A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. The payment amount disclosed above assumes that you make your Incentive Payment as provided in your loan agreement. If you do not make the Incentive Payment, your payment amount will increase.

Please see the terms of your loan agreement for additional details regarding the timing and amount of the Incentive Payment.

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ION

From: [Denise Beasley](#)
To: [Kelly Reid](#)
Subject: GLUA-21-00063 and HR21-00026
Date: Wednesday, January 12, 2022 10:01:14 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kelly,

I am writing in regards to the installation of solar panels at 819 4th Street. There will be no negative visual effects on the beautiful house on the corner of 4th and Madison. Adding solar energy to the house will increase the property value and help extend the life of the house.

I am very pleased that the owners have decided to help mitigate the problems of climate chaos by choosing an alternate power source, and fully support the plan as presented.

Denise Beasley

301 Madison St, Oregon City, OR 97045

Attention: Historical Review Board
Re: McLoughlin Neighborhood

1/7/2022

Good afternoon,

I understand there will be a meeting on January 25, 2022 @ 7:00pm to discuss the installation of solar panels on the street facing roof plane of 519 4th Street; Otto and Luelle Erickson House. While I want to support my fellow neighbors in my community, I strongly oppose the installation of these solar panels. If there was an area of the roof that didn't face the street and was away from public eye, I would be open to reconsidering my position.

My position is based on the fact that the **McLoughlin Historical District** neighborhood, is special because of the uniqueness of the homes with architecture dating back to 1860s. Additionally, this house is on the historical registry so preservation of the style and architectural structure of the home should be of the utmost priority.

Of note, this house brings a special character to the neighborhood and they are known for their spectacular Halloween display each year. Families come from all over to partake in the fun and excitement. While this is exciting, unfortunately, it has also become a bit of an eye sore and public nuisance. The decorations are out months prior to Halloween and are still strewn about the yard currently in January 2022. Many of the houses on this block work hard and spend a lot of money to maintain their homes and add to the character and preservation of this special neighborhood. Its imperative everyone does their part. I wish to remain anonymous as I do not want any hard feelings and I hope that these comments/feedback are communicated in a constructive manner that will lead to a positive outcome.

Sincerely,

A neighbor in the McLoughlin Neighborhood



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 1/6/2022

Land Use Application File Number: GLUA-21-00063/HR-21-00026

NAME: Chris Long

AGENCY: OC Building

EMAIL ADDRESS: clong@orcite.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached. (Please attach additional information)
☐	The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 1/25/2022

SUBJECT:

GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and Daisy Farr House.

STAFF RECOMMENDATION:

Staff Recommends approval with conditions.

EXECUTIVE SUMMARY:

The Farr House is a bungalow style structure with a low-pitch, varied roofline. The roof on the Farr House is a dark composition shingle. A total of 11 panels are proposed, both of street-facing roof planes.

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 Farr House will be visible from the right-of-way. The applicant submitted an analysis showing that locating the panels on the rear roof plane where they would meet the HRB policies would provide less than half of the annual power generation.

The major design elements of the home that draw the eye is the unique shape of the “airplane bungalow” structure and the broad, low-slung front porch. The proposed panels will not directly affect these elements. Due to the low pitch of the bungalow roof and the height of the structure, the panels will not be prominently visible as they would be on a roof with a higher pitch. The panels proposed on the porch roof facing Madison Street will be visible from some angles but with just two proposed, they will occupy a small percentage of the roof. On the upper roof, the panels cover a large portion of the roof plane, but are high above the street, where the low roof pitch makes them unobtrusive.

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. In fact, the investment may prolong the overall preservation of the home.

If the Board finds that these panels will impact this historic integrity of the home, the proposal's impacts may be mitigated by limiting the number of panels on the upper roof plane.

BACKGROUND:

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

OPTIONS:

1. Approve the proposal with conditions (staff recommendation)
2. Approve the proposal with modified conditions and provide revised findings
3. Deny the proposal and provide revised findings.
4. Continue the hearing and request more information



**Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
January 18, 2022**

FILE NO.: GLUA-21-00065 and HR 21-00027: Historic Review

HEARING DATE: January 25, 2022
7:00 p.m. – Virtual Meeting over Zoom

APPLICANT: ION Solar
4801 N University Ave #900
Provo, UT 84604

OWNER: Scott Dunfee
503 Madison St
Oregon City, OR 97045

LOCATION: 503 Madison St.
Oregon City, OR 97045

REQUEST: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Arthur and Daisy Farr House

REVIEWER: Kelly Reid, Planner, AICP

RECOMMENDATION: 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 Farr House is a bungalow style structure with a low-pitch, varied roofline. The roof on the Farr House is a dark composition shingle. A total of 11 panels are proposed, both of street-facing roof planes.

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 Farr House will be visible from the right-of-way. The applicant submitted an analysis showing that locating the panels on the rear roof plane where they would meet the HRB policies would provide less than half of the annual power generation.

The major design elements of the home that draw the eye is the unique shape of the “airplane bungalow” structure and the broad, low-slung front porch. The proposed panels will not directly affect these elements. Due to the low pitch of the bungalow roof and the height of the structure, the panels will not be prominently visible as they would be on a roof with a higher pitch. The panels proposed on the porch roof facing Madison Street will be visible from some angles but with just two proposed, they will occupy a small percentage of the roof. On the upper roof, the panels cover a large portion of the roof plane, but are high above the street, where the low roof pitch makes them unobtrusive.

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. In fact, the investment may prolong the overall preservation of the home.

If the Board finds that these panels will impact this historic integrity of the home, the proposal’s impacts may be mitigated by limiting the number of panels on the upper roof plane.

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. 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.
3. The panel frames shall be black, no unfinished/shiny metal frames or visible parts are permitted.

I. BACKGROUND:

Site and Context

The subject property is the Arthur and Daisy Farr House, a 1923 Bungalow style home on a corner lot in the McLoughlin Conservation District. The home is in good condition.



Aerial photo and photograph

The Historic Inventory form for the home reads:

503 Madison Street – Arthur and Daisy Farr House

This two-story bungalow has a low-pitched gable roof covered in composition shingles. It sits on a parged concrete foundation with basement and has an asymmetrical plan. It has a wide eave and extended purlins with notched ends. It also has wide bargeboards and exposed rafter tails. The chimney is made of brick and has a corbelled top. The house is clad in original narrow lap siding. It exhibits a variety of windows, some with multi/1. There are single windows and groups of three. Some have arched transoms and all have apron moldings and decorative surrounds. The entrance door has glazed sidelights with muntins dividing long, tall glazed panes. The gabled wrap-around porch has short battered piers and decorative, multi-colored brickwork. Square posts have been added. At the back of the house is a small original porch. The small garage below grade on 6th Street also appears to be original.

Statement of Significance: In 1923, Arthur Louis and Daisy Farr purchased this property and proceeded to construct their residence. Arthur was the son of pioneer Isaac Farr and the brother of Clarence Farr, with whom he operated Farr Brothers, a grocery and meat store at the northwest corner of 7th and Monroe. In 1942, a portion of this property was sold to J.E. and Blanche Squier, who two years later transferred it to Arvid Simonson. Simonson was a mill worker at Crown Zellerbach, who occupied the house wife Jessie. In 1958, Mrs. Simonson, as a widow, deeded the property to Peter Schwan, an employee of the County Road Department, and his wife Helen. The couple lived on site until the late

1950s, when they moved to Davis Road. From at least 1962 to 1965, the house was again occupied by Mrs. Jessie Simonson.



Vicinity Map

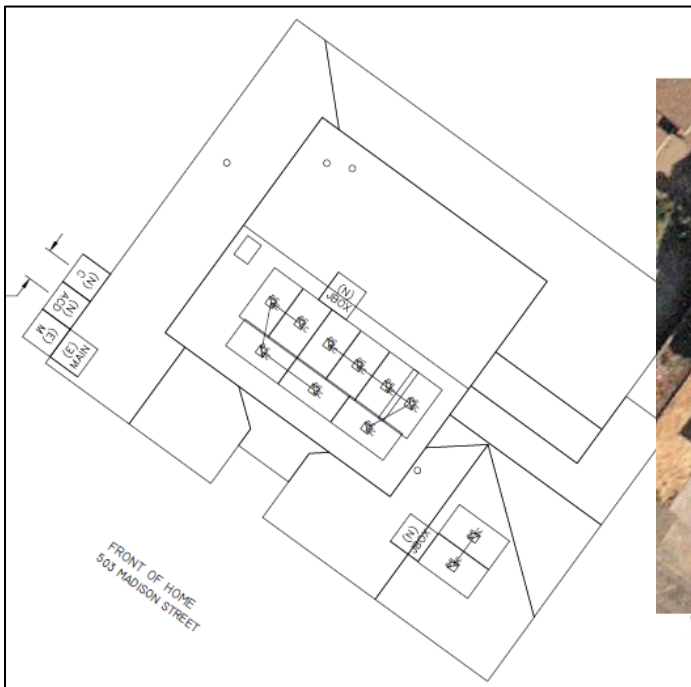


Existing Conditions

Project Description:

The applicant is proposing an 11-module solar photovoltaic array on the roof of the house. Panels are proposed on two different roof planes, and ground equipment is proposed on the northwest side of the house, which is the rear. Two panels are proposed on the lower porch roof, and nine on the upper story roof on the 5th Street side.





Proposed Roof plan

The applicant has proposed to place solar panels on the roof 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 both 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 panels were on a secondary façade. Therefore, HRB review is required for this proposal.

The location of the panels is a key factor determining whether they will impact the historic character of the home. The Secretary of Interior Standards have 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.”



“Vermont residence” example

Zoning:

The property is zoned R-3.5 Dwelling District and Medium Density Residential in the 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 in a newspaper of general circulation. Public comments that were received are summarized below and responded to within this staff report.

A letter opposing the placement of the solar panels was submitted by an anonymous Mcloughlin district neighbor.

The building division indicated that the proposal does not conflict with their interests.

Full public comments are attached to this Staff report as Exhibit 3.

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 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.*

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. [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:*

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 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.

The applicant has provided the following responses:

- A. *The addition of solar modules to the historic home will not alter the historic feature of the home. They will continue to enhance the home.*
- B. *The plan supports the preservation of the historic site. Circa 1900, most homes west of the Mississippi had independent renewable energy sources, primarily wind turbines and water wheels, which were mainly used to pump water. Electricity from the grid was very rare at that point. Thus, renewable energy sources and independently producing your own power are very period values and ideas.*
- C. *We plan to follow all rules, regulations and guidelines provided by the city*
- D. *Solar panels have been proven to improve property values. We can provide links to articles, as desired. We have also met with metro area real estate appraisers that have indicated to us that they add the invoice value of the system in the first 5 years and \$4/watt after that, which should always result in strong gains for the homeowner.*
- E. *Home owners with solar are usually very proud of their installation. Additionally, more and more neighborhoods, landlords and homeowners are telling us they want renewable energy coming straight in to their home.*
- F. *Our installations look very nice, as we have a strong focus on aesthetics, and will do a great job enhancing the neighborhood for residents and tourists alike.*
- G. *The local economy will be strengthened by continuing to increase the value of the home.*

- H. *Solar will help accomplish all of these, especially energy conservation*
- I. *Solar will comply with all the provisions of the LCDC's Goal 5. It will not alter, nor remove, the historic nature of the home in any way.*

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 is the key factor determining whether they will impact the historic character of the home.

See findings in criterion #6 and #9 of this section.

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:

Goal 5.3 Historic Resources

Policy 5.3.7:

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.

Policy 5.3.8:

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

Goal 13.1 Energy Sources

Policy 13.1.3:

Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.

The applicant has proposed to place solar panels on the roof of the historic structure.

The Comprehensive Plan Goals and Policies are somewhat conflicting in this case; calling for preservation of historic structures, while also calling for alternative energy sources. Placement of solar panels on the prominent roof sections of the historic home may impact the historic character of the structure. See detailed findings in criterion #6 and #9 of this section.

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 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 Bungalow architecture and historic character of the house, which is made up of its historic materials and design. See findings in criteria #6 and #9 of this section. **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 architecture and age of the structure, a 1923 Bungalow in the McLoughlin District. See findings in criteria #6 and #9 of this section. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The structure is in fair condition. The proposal for solar energy may prolong and support the continued use of the property.

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 Farr House is a bungalow style structure with a low-pitch, varied roofline. The roof on the Farr House is a dark composition shingle. A total of 11 panels are proposed, both of street-facing roof planes.

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 Farr House will be visible from the right-of-way. The applicant submitted an analysis showing that locating the panels on the rear roof plane where they would meet the HRB policies would provide less than half of the annual power generation.

The major design elements of the home that draw the eye is the unique shape of the “airplane bungalow” structure and the broad, low-slung front porch. The proposed panels will not directly affect these elements. Due to the low pitch of the bungalow roof and the height of the structure, the panels will not be prominently visible as they would be on a roof with a higher pitch. The panels proposed on the porch roof facing Madison Street will be visible from some angles but with just two proposed, they will occupy a small percentage of the roof. On the upper roof, the panels cover a large portion of the roof plane, but are high above the street, where the low roof pitch makes them unobtrusive.

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 effect the integrity of the structure. In fact, the investment may prolong the overall preservation of the home.

If the Board finds that these panels will impact this historic integrity of the home, these panels may be mitigated by limiting the number of panels on the upper roof plane.

The applicant shall submit documentation showing that the panels will be no more than 5” above the roof surface.

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.

The panel frames shall be black, no unfinished/shiny metal frames or visible parts are permitted.

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

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.

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

Finding: Complies as Proposed. The home value may be increased, and CO2 emission 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 Historic Features: The panels would be placed on the low-pitch roof. 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 (see Exhibit 5).

Compatibility with Size/Scale/Proportion: The size and proportion of the panels appears to vary, with some panels being square and some 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.

The applicant has not proposed to remove 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. 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 aforementioned findings, staff recommends that the Historic Review Board approve HR 21-27 with conditions in this staff report for the property located at 503 Madison Street, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Historic Inventory Form
4. Public Comments
5. [Secretary of Interior Guidance on Solar Panels](#) (link)

Oregon City GIS Map

Item #3.



Legend

Street Names

Taxlots

Taxlots Outside UGB

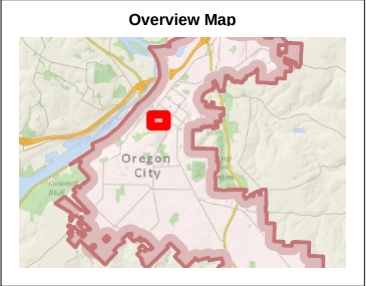
Unimproved ROW

City Limits

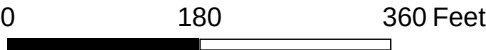
UGB

Basemap

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



1: 2,159

Map created 1/5/2022

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orecity.org

Page 132

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 503 MADISON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 14 N		Longitude: 122 36 15 W		
Township: 02S	Range: 02E	Section: 31	Block: 110	Lot: 4x	Map #: 22E31AD	Tax Lot #: 12700	
Date of Construction: c. 1923		Historic Name: Farr, Arthur and Daisy, 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): Bungalow / Unknown			Plan Type/Shape: Complex		Number of Stories: 2.0		
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No		
Roof Type/Material: Gable / Composition shingle			Window Type/Material: 3/1 wood double-hung				
Exterior Surface Materials Primary: Lap			Secondary:		Decorative:		
Exterior Alterations or Additions/Approximate Date: Square porch post addition							
Number and Type of Associated Resources: None							
Integrity: Excellent		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 bungalow has a low-pitched gable roof covered in composition shingles. It sits on a poured concrete foundation with basement and has an asymmetrical plan. It has a wide eave and extended purlins with notched ends. It also has wide bargeboards and exposed rafter tails. The chimney is made of brick and has a corbelled top. The house is clad in original narrow lap siding. It exhibits a variety of windows, some with multi/1. There are single windows and groups of three. Some have arched transoms and all have apron moldings and decorative surrounds. The entrance door has glazed sidelights with muntins dividing long, tall glazed panes. The gabled wrap-around porch has short battered piers and decorative, multi-colored brickwork. Square posts have been added. At the back of the house is a small original porch. The small garage below grade on 6th Street also appears to be original.							
Statement of Significance:							
In 1923, Arthur Louis and Daisy Farr purchased this property and proceeded to construct their residence. Arthur was the son of pioneer Isaac Farr and the brother of Clarence Farr, with whom he operated Farr Brothers, a grocery and meat store at the northwest corner of 7th and Monroe. In 1942, a portion of this property was sold to J.E. and Blanche Squier, who two years later transferred it to Arvid Simonson. Simonson was a mill worker at Crown Zellerbach, who occupied the house with wife Jessie. In 1958, Mrs. Simonson, as a widow, deeded the property to Pete Schwann, an employee of the County Road Department, and his wife Helen. The couple lived on site until the late 1950s, when they moved to Davis Road. From at least 1962 to 1965, the house was again occupied by Mrs. Jessie Simonson.							

Researcher/Organization: Jessica Engeman / HPNW			Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 503 MADISON ST	Local Designation #	SHPO #	



OREGON
CITY

Community Development – Planning

698 Warner Parrott Road | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

Item #3.

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
--	---	--

File Number(s): GLUA-21-00065 / HR-21-00027	Application Date: 11/3/21
Project Name: Dunfee Solar Install	
Proposed Land Use or Activity: Installation of solar panel array on existing residential roof 4.07kW	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 503 Madison Street	
Clackamas County Map and Tax Lot Number(s): 22E31AD : 12700	

Applicant(s)

Applicant(s) Signature: <i>Jacob Reesor</i>		
Applicant(s) Name Printed:Jacob Reesor		Date:11/8/21
Mailing Address:4801 N UNIVERSITY AVE STE 900		
Phone:(888)7817074	Fax:	Email:permits@ionsolar.com

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

Property Owner #1		
DocuSigned by: <i>Scott Dunfee</i>		
Property Owner#1 Signature		
Property Owner#1 Name Printed:Scott Dunfee		Date: 11/8/2021
Mailing Address:503 Madison Street, Oregon City, Oregon, 97045		
Ownership Address:503 Madison Street, Oregon City, Oregon, 97045		
Phone:(971) 678-4903	Fax:	Email:sdunfee855@aol.com

Property Owner #2		
DocuSigned by: <i>Suzanne G. Dunfee</i>		
Property Owner#2 Signature		
Property Owner#2 Name Printed:Suzanne G. Dunfee		Date: 11/9/2021
Mailing Address: 503 Madison Street, Oregon City, Oregon, 97045		
Ownership Address: 503 Madison Street, Oregon City, Oregon, 97045		
Phone: (971) 678-4903	Fax:	Email: 58superwoman@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.



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:

Applicable Code and Guidelines for Alteration to historic structure

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;

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.*

2. The provisions of the city comprehensive plan;

Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

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;
4. The value and significance of the historic site;
5. The physical condition of the historic site;
6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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.

RESPONSE: Sent for Historic Review to determine if acceptable change

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.

RESPONSE: No new additions outside of solar panel array will be made not applicable

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: historical features will be conserved

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: True, only roof feature will change, asphalt tile color is within acceptable recommendations grey to dark brown

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

RESPONSE: N/A strictly will adhere to roof installation

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.

RESPONSE: Under Historic Review this, solar panel array will have minor change to profile change

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.

RESPONSE: True, will adhere to to regulation

Design Guidelines: Alterations – Additions

A. Site

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.

RESPONSE:

Change will not affect space between buildings

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.

RESPONSE:

Under Historic review, property in on corner lot, all sides are viable to public eye sent electrical effecincy letter to show placement necessity

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.

RESPONSE:

N/A no trees will be removed

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

RESPONSE:

No landscaping will be conducted

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.

RESPONSE:

True, Oregon wind law prohibits solar panel array above ridge of roof when applicable

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.

RESPONSE:

True

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.

RESPONSE:

True, composition of roof is uniform

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.

RESPONSE:

True

F. Exterior Features

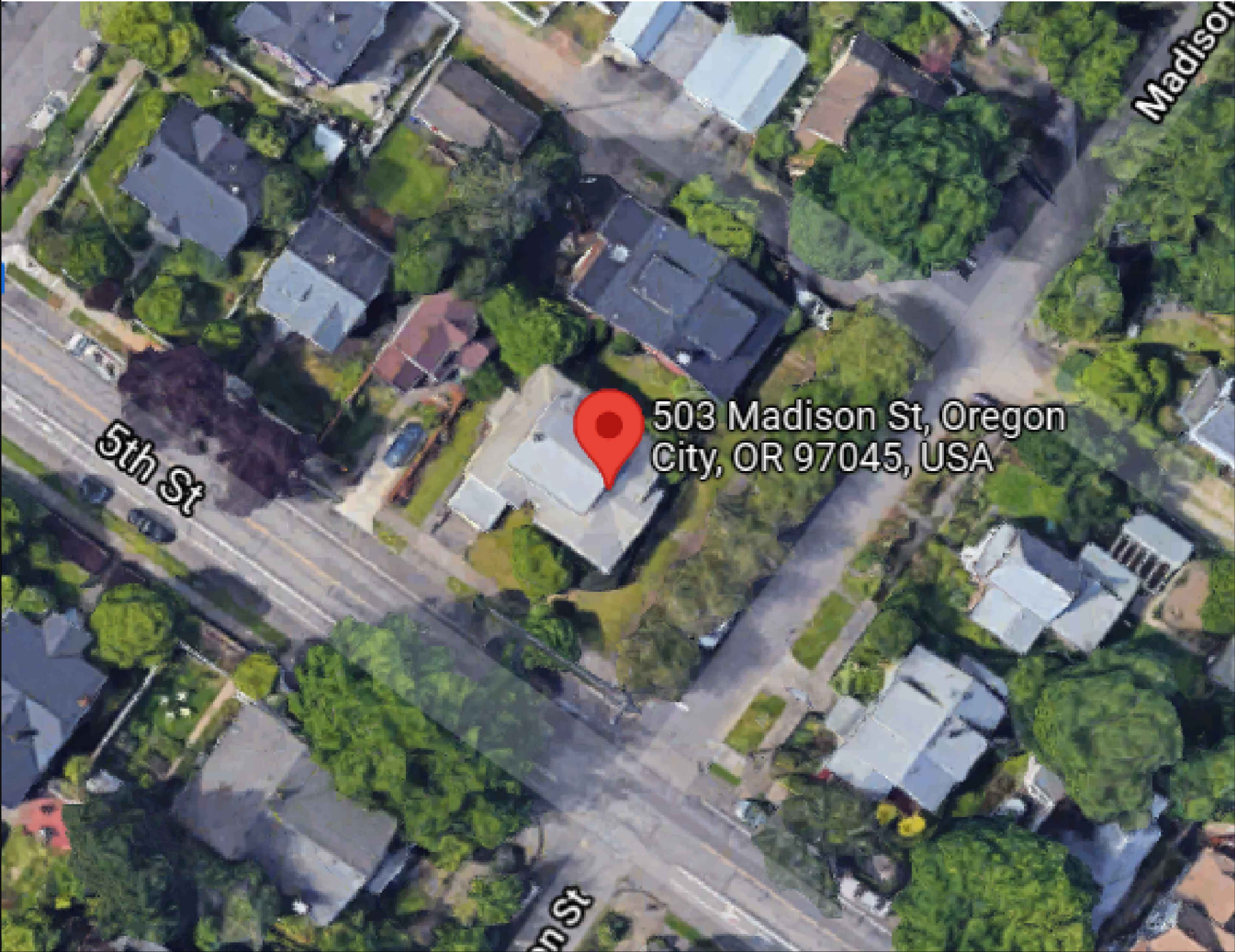
1. General

- 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.*
- c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

RESPONSE:

true, this code will be adhered to work is limited to roof

AERIAL SITE VIEW



SCOPE OF WORK

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM

4.07 KW DC & 3.19 KW AC PHOTOVOLTAIC SOLAR ARRAY

PV MODULES: (II) SILFAB SOLAR SIL-370 NX MONO PERC
INVERTER(S): (II) ENPHASE IQ7PLUS-72-2-US

ROOF TYPE: COMPOSITION SHINGLE - I LAYER(S)
PV MOUNTING HARDWARE: ECOFASTEN CLICKFIT

SHEET LIST

G-1	COVER SHEET
V-2	SITE PLAN (AD. LIB)
S-3	ROOF PLAN
S-4	STRUCTURAL DETAILS
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

1. ALL WORK SHALL COMPLY WITH:

2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
2018 INTERNATIONAL FIRE CODE (IFC)
2017 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

1. A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
2. THIS PROJECT HAS BEEN REVIEWED AND WILL NOT DIRECT CONCENTRATED SOLAR RADIATION OR GLARE ONTO NEARBY PROPERTIES OR ROADWAYS.
3. 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.5.3 ITEM 3.9

ELECTRICAL CRITERIA, NOTES
TEMPERATURE SOURCE: ASHRAE
WEATHER STATION: AURORA STATE AP
EXTREME MIN. TEMPERATURE: -5
ASHRAE 0.4% HIGH TEMP: 37

1. 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].

STRUCTURAL CRITERIA, NOTES
DESIGN LOAD STANDARD: ASCE 7-16
WIND EXPOSURE CATEGORY: C
WIND SPEED (3-SEC GUST): 97 MPH
GROUND SNOW LOAD: 25 PSF
DESIGN ROOF SNOW LOAD: 20 PSF
SEISMIC DESIGN CATEGORY: D
SEISMIC RISK FACTOR: II

Sealed For
Existing Roof &
Attachment Only

Digitally signed by John
A. Calvert
Date: 2021.10.19
15:13:56 -06'00'

10/19/2021
Exp: 12/31/21



Item #3.

ION

CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT ION DEVELOPER, LLC NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE RECIPIENTS ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF ION DEVELOPER, LLC.



PV INSTALLATION
PROFESSIONAL



SCOTT A. GURNEY
#PV-0117719-015866

ION DEVELOPER, LLC
4801 N UNIVERSITY AVE #900 PROVO,
UT 84604
888.781.7074

DAVID STANLEY CONRAD
C - ELECTRICAL CONTRACTOR
CI524

SITE INFORMATION:

SCOTT J DUNFEE
503 MADISON STREET
OREGON CITY, OREGON 97045
(II) SILFAB SOLAR SIL-370 NX MONO PERC
(II) ENPHASE IQ7PLUS-72-2-US
4.07 KW DC, 3.19 KW AC

DRAWING BY
ENPHASE ENERGY

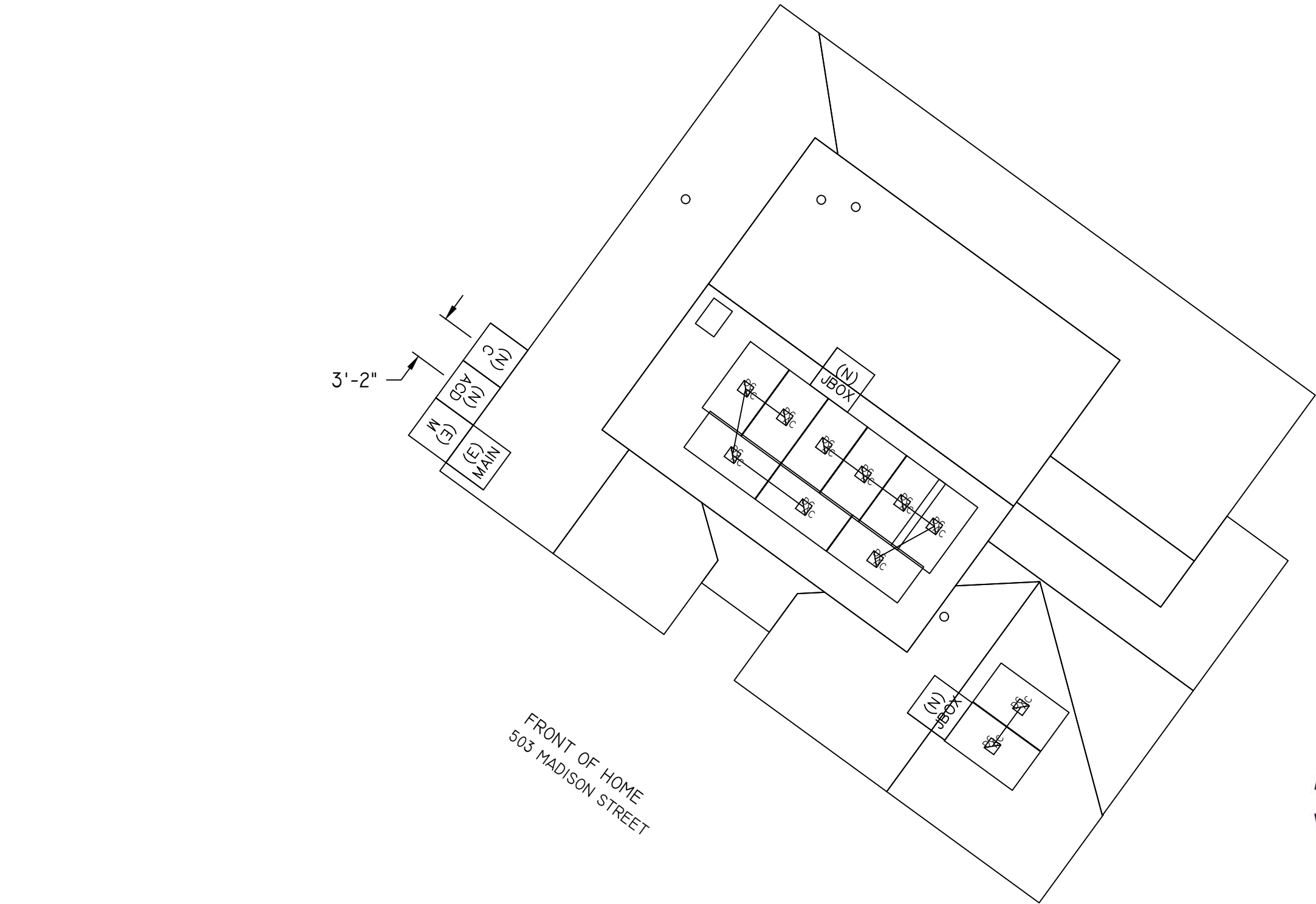
DATE
14-10-2021

PROJECT ID
005KLV

SHEET NAME
COVER SHEET

SHEET NUMBER
G-I

Page 140



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

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Existing Roof &
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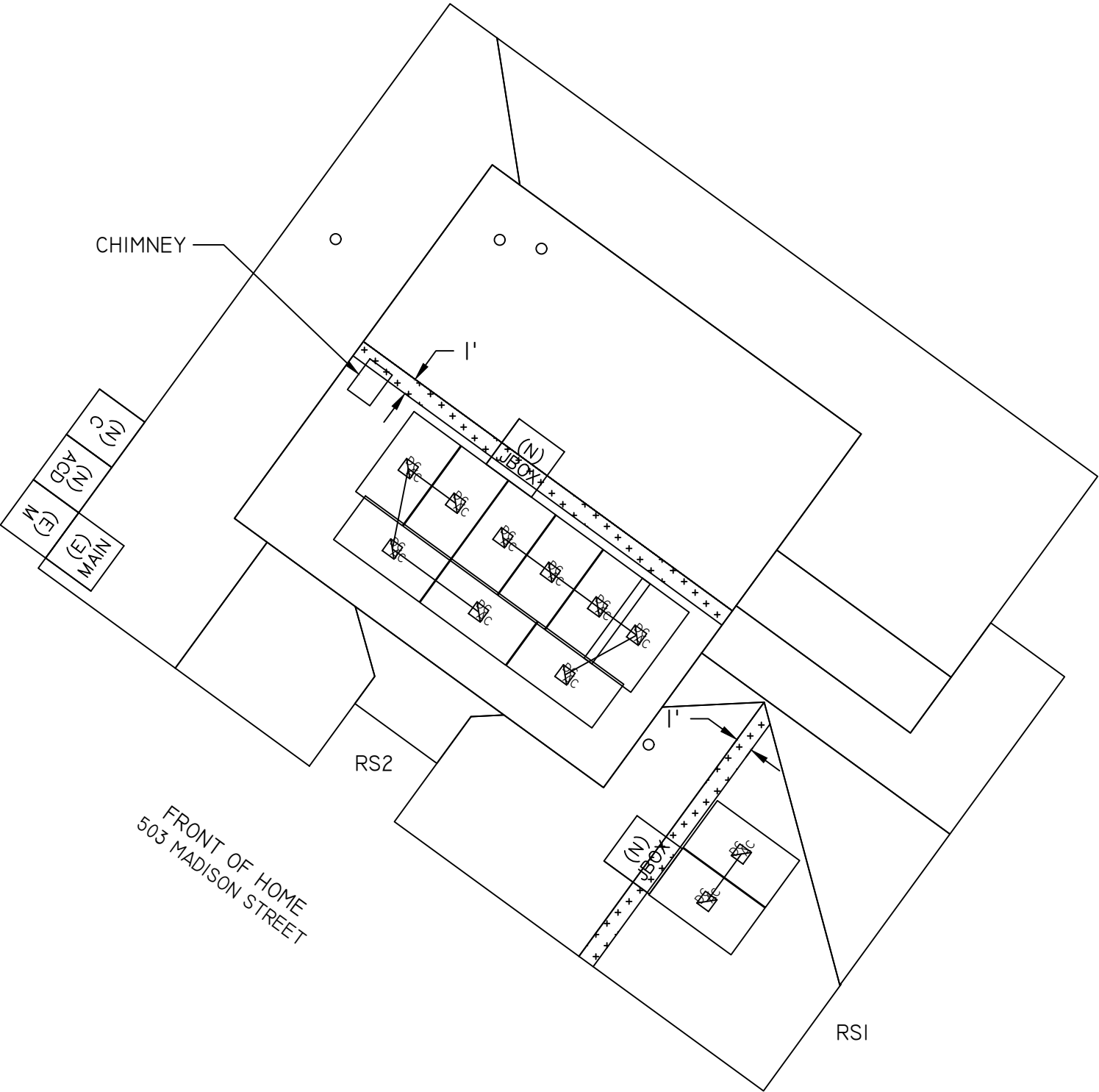
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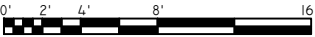
DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLV	
SHEET NAME SITE PLAN	
SHEET NUMBER V-2	R Page 141

SITE NOTES:

I. 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.5.3 ITEM 3.9



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



SYSTEM LEGEND

	(E) UTILITY METER / MAIN SERVICE PANEL		(N) PV COMBINER PANEL		(N) JUNCTION BOX
	(E) MAIN SERVICE PANEL		(N) PV LOAD CENTER		(N) AC DISCONNECT
	(E) SUBPANEL		(N) PV PRODUCTION METER		(N) MICROINVERTER
			(N) DC-DC / STRING INVERTER		(N) DC DISCONNECT

	S#	SUNEYE LOCATION
		FIRE SETBACK
		(N) PV MODULE

ROOF SECTION CRITERIA AND SPECIFICATIONS

ROOF SECTION	PV MODULE QTY	AZIMUTH	PITCH	TSRF
RS1	2	126	16	87%
RS2	9	216	25	93%



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10/19/2021
Exp: 12/31/21

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**NABCEP
CERTIFIED**
PV INSTALLATION
PROFESSIONAL

SCOTT A. GURNEY
#PV-0117719-015866

ION DEVELOPER, LLC
4801 N UNIVERSITY AVE #900 PROVO,
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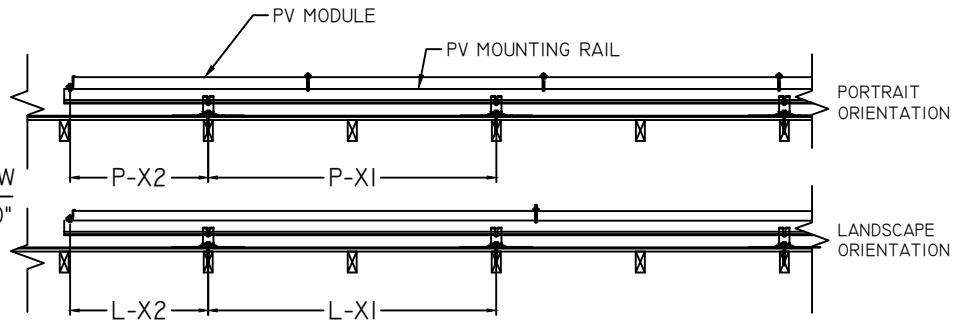
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DATE 14-10-2021	
PROJECT ID 005KLV	
SHEET NAME ROOF PLAN	
SHEET NUMBER S-3	R Page 142

RACKING INSTALLATION SCHEDULE AND STRUCTURAL CRITERIA

PV RACKING		SPAN AREA	TAG	SPAN
RACKING:		RAIL - PORTRAIT - MODULE ORIENTATION		
RACKING TYPE:	ECOFASTEN CLICKFIT	X- SPACING	P-X1	48 IN. O.C. MAX.
STANDOFF:	CLICKFIT L-FOOT	X-CANTILEAVER	P-X2	15 IN. MAX.
STANDOFF TYPE:	L-FOOT & FLASHING	Y- SPACING	P-Y1	37.8 IN. MIN. - 41.3 IN. MAX.
FASTENER:	5/16" X 3-1/2" ZINC LAG SCREW	Y-CANTILEAVER	P-Y2	15.5 IN. MIN. - 17.1 IN. MAX.
STRUCTURAL		RAIL - LANDSCAPE - MODULE ORIENTATION		
ROOF TYPE:	COMPOSITION SHINGLE	X- SPACING	L-X1	48 IN. O.C. MAX.
ROOF SHEATHING TYPE:	STEP SHEATHING	X-CANTILEAVER	L-X2	15 IN. MAX.
STRUCTURE TYPE:	CONVENTIONAL FRAMING	Y- SPACING	L-Y1	19.7 IN. MIN. - 29.5 IN. MAX.
RAFTER SIZE:	2X6	Y-CANTILEAVER	L-Y2	5 IN. MIN. - 9.8 IN. MAX.
RAFTER SPACING:	16			
ARRAY PARAMETERS				
TOTAL ROOF AREA (SQ. FT.)	2018			
TOTAL PV MODULE AREA (SQ. FT.)	216.7			
% PV MODULE ROOF COVERAGE	11%			

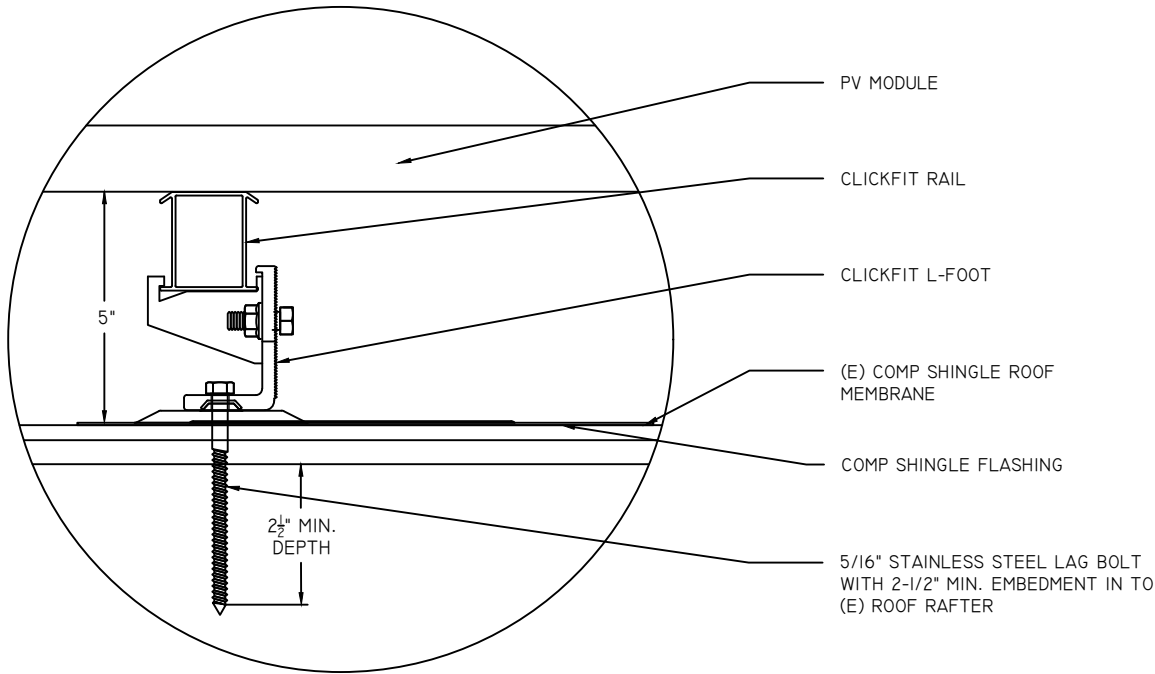
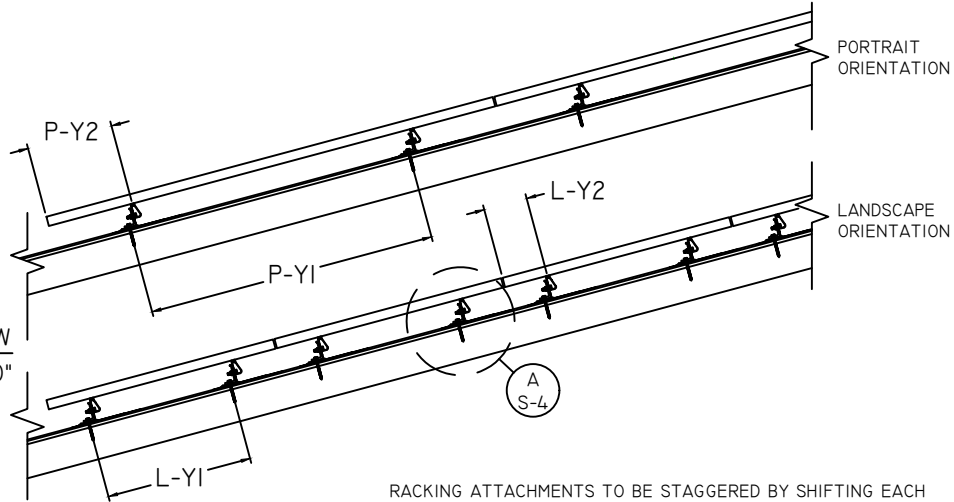
PV ARRAY DETAIL, FRONT VIEW

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



PV ARRAY DETAIL, SIDE VIEW

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



A STANDOFF DETAIL
Scale: 3" = 1'-0"

Sealed For
Existing Roof &
Attachment Only



10/19/2021
Exp: 12/31/21

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PV INSTALLATION
PROFESSIONAL
SCOTT A. GURNEY
#PV-0117719-015866
ION DEVELOPER, LLC
4801 N UNIVERSITY AVE #900 PROVO,
UT 84604
888.781.7074

DAVID STANLEY CONRAD
C - ELECTRICAL CONTRACTOR
CI524

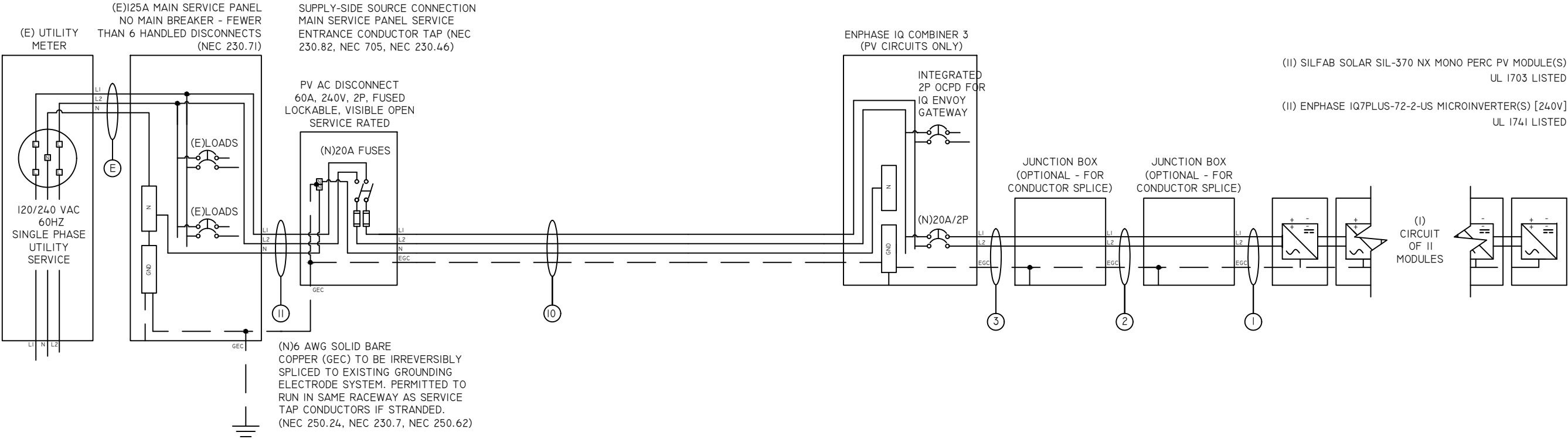
SITE INFORMATION:
SCOTT J DUNFEE
503 MADISON STREET
OREGON CITY, OREGON 97045
(II) SILFAB SOLAR SIL-370 NX MONO PERC
(II) ENPHASE IQ7PLUS-72-2-US
4.07 KW DC, 3.19 KW AC

DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLTV	
SHEET NAME STRUCTURAL DETAILS	
SHEET NUMBER S-4	R Page 143

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, CU.	BLACK (L1)	13.3 A AC (MAX)	3	(1)	10 AWG	THHN / THWN, CU.	BLACK (L1)	13.3 A AC (MAX)	2	(1)	10 AWG	2C, NM-B W/G, CU.	(L1, L2, EGC)	13.3 A AC (MAX)	1	(1)	12 AWG	2C, TC-ER, CU.	(L1, L2)	13.3 A AC (MAX)
	(1)	10 AWG	THHN / THWN, CU.	RED (L2)	240 V AC		(1)	10 AWG	THHN / THWN, CU.	RED (L2)	240 V AC				FREE AIR	(RACEWAY)	240 V AC		(1)	6 AWG	SOLID BARE CU.	(EGC)	240 V AC
	(1)	10 AWG	THHN / THWN, CU.	WHITE (N)			(1)	10 AWG	THHN / THWN, CU.	GREEN (EGC)									(1)	3/4 IN.	EMT OR FREE AIR	(RACEWAY)	
	(1)	10 AWG	THHN / THWN, CU.	GREEN (EGC)			(1)	3/4 IN.	EMT	(RACEWAY)													
	(1)	3/4 IN.	EMT	(RACEWAY)																			
11	(1)	6 AWG	THHN / THWN, CU.	BLACK (L2)	13.3 A AC (MAX)																		
	(1)	6 AWG	THHN / THWN, CU.	RED (L2)	240 V AC																		
	(1)	6 AWG	THHN / THWN, CU.	WHITE (N)																			
	(1)	3/4 IN.	EMT	(RACEWAY)																			

ELECTRICAL LINE DIAGRAM



ELECTRICAL LINE DIAGRAM NOTES



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4.07 KW DC, 3.19 KW AC

DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLV	
SHEET NAME ELEC. LINE DIAG.	
SHEET NUMBER E-6	R Page 144

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	2.00%

PV MODULE SPECIFICATIONS

SILFAB SOLAR SIL-370 NX MONO PERC	
RATED POWER (PMAX) (W)	370
MAXIMUM POWER VOLTAGE (VMP)	37.2
MAXIMUM POWER CURRENT (IMP)	10
OPEN CIRCUIT VOLTAGE (VOC)	44.8
SHORT CIRCUIT CURRENT (ISC)	10.6
PMP/VMP TEMP. COEFFICIENT	-0.36
VOC TEMP. COEFFICIENT	-0.28
SERIES FUSE RATING	20
ADJ. MODULE VOC @ ASHRAE LOW TEMP	48.6
ADJ. MODULE VMP @ ASHRAE 2% AVG. HIGH TEMP	31.3

INVERTER SPECIFICATIONS

ENPHASE IQ7PLUS-72-2-US	
TYPE	MICROINVERTER
MAX. OR RECOMMENDED MODULE POWER (W)	440
MAXIMUM INPUT DC OPEN-CIRCUIT VOLTAGE (VOC)	60
MINIMUM START VOLTAGE (V)	22
MAXIMUM START VOLTAGE(V)	60
MAXIMUM INPUT CURRENT (ISC) (A)	15
CEC PEAK OUTPUT POWER (W)	290
MAX. CONTINUOUS OUTPUT CURRENT (A)	1.21
NOMINAL (L-L) OUTPUT VOLTAGE	240
CEC WEIGHTED EFFICIENCY (%)	97.0%

SYSTEM ELECTRICAL SPECIFICATIONS

CIR I	
NUMBER OF MODULES PER CIRCUIT	11
DC POWER RATING PER CIRCUIT (STC)(W DC)	4070
TOTAL MODULE QUANTITY	11 PV MODULES
STC DC POWER RATING OF ARRAY	4070W DC
INVERTER OUTPUT CIRCUIT CURRENT(A AC)	13.31
CIRCUIT OCPD RATING (A)	20
COMBINED INVERTER CONTINUOUS OUTPUT CURRENT	13.31A AC
PV POWER PRODUCTION SYSTEM OCPD RATING (X125%)	20A
MAX. ARRAY AC POWER	3190W AC

AC VOLTAGE RISE CALCULATIONS

DIST (FT)	COND.	VRISE(V)	VEND(V)	%VRISE	
21.6	12 Cu.	1.1	241.1	0.48%	
65	10 Cu.	2.1	242.1	0.87%	
10	10 Cu.	0.3	240.3	0.13%	
TOTAL VRISE		3.5	243.5	1.48%	OK

* 6 MICROINVERTER MAX SUB-BRANCH CIRCUIT SIZE TO COMPLY WITH VRISE CALCULATIONS.

RACEWAY / CONDUCTOR CALCULATIONS

MICROINV. TO JUNCTION BOX (1)	
MAX INVERTER OUTPUT CIRCUIT CURRENT =	13.3 A AC
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)	
CONDUCTOR SIZE / INSULATION / TYPE =	12 AWG 2C, TC-ER, CU.
CONDUCTOR AMP. RATING @ 90°C =	30 A
AMB. TEMP. AMP. CORRECTION =	0.91
ADJUSTED AMPACITY COMPLIANCE (A) =	27.3 > 13.3 OK
RACEWAY SIZE / TYPE =	3/4 IN. EMT OR FREE AIR
CROSS-SECTIONAL AREA OF CONDUCTOR(S) / CABLE(S)(IN.^2) =	0.142 IN.2
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =	0.533 IN.2
% ALLOWABLE RACEWAY FILL (NEC CHAPTER 9, TABLE I) =	53% > 27% OK

JUNCTION BOX TO JUNCTION BOX (2)

MAX INVERTER OUTPUT CIRCUIT CURRENT =	13.3 A AC
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)	
CONDUCTOR SIZE / INSULATION / TYPE =	10 AWG 2C, NM-B W/G, CU.
CONDUCTOR AMP. RATING @60°C =	30 A
# OF CONDUCTORS IN RACEWAY CORRECTION =	1.0
AMB. TEMP. AMP. CORRECTION =	1.00
ADJUSTED AMPACITY COMPLIANCE (A) =	30 > 13.3 OK
RACEWAY SIZE / TYPE =	FREE AIR

JUNCTION BOX TO COMBINER BOX (3)

MAX INVERTER OUTPUT CIRCUIT CURRENT =	13.3 A AC
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)	
CONDUCTOR SIZE / INSULATION / TYPE =	10 AWG THHN / THWN, CU.
CONDUCTOR AMP. RATING @60°C =	35 A
# OF CONDUCTORS IN RACEWAY CORRECTION =	1.0
AMB. TEMP. AMP. CORRECTION =	1.00
ADJUSTED AMPACITY COMPLIANCE (A) =	35 > 13.3 OK
RACEWAY SIZE / TYPE =	3/4 IN. EMT
CROSS-SECTIONAL AREA OF CONDUCTOR(S) / CABLE(S)(IN.^2) =	0.063 IN.^2
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =	0.533 IN.^2
% ALLOWABLE RACEWAY FILL (NEC CHAPTER 9, TABLE I) =	40% > 12% OK

COMBINER BOX TO MAIN PV OCPD (10)

COMBINED INVERTER CONTINUOUS OUTPUT CURRENT =	13.3 A AC
PER NEC 690.8(B)(2)(WITH CORRECTION FACTORS)	
CONDUCTOR SIZE / INSULATION / TYPE =	10 AWG THHN / THWN, CU.
CONDUCTOR AMP. RATING @75°C =	35 A
# OF CONDUCTORS IN RACEWAY CORRECTION =	0.8
AMB. TEMP. AMP. CORRECTION =	0.88
ADJUSTED AMPACITY COMPLIANCE (A) =	24.6 > 13.3 OK
RACEWAY SIZE / TYPE =	3/4 IN. EMT
CROSS-SECTIONAL AREA OF CONDUCTOR(S) / CABLE(S)(IN.^2) =	0.084 IN.^2
CROSS-SECTIONAL AREA OF RACEWAY(IN.^2) =	0.533 IN.^2
% ALLOWABLE RACEWAY FILL (NEC CHAPTER 9, TABLE I) =	40% > 16% OK



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PV INSTALLATION PROFESSIONAL

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DAVID STANLEY CONRAD
C - ELECTRICAL CONTRACTOR
CI524

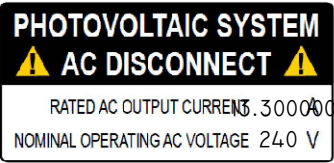
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OREGON CITY, OREGON 97045

(11) SILFAB SOLAR SIL-370 NX MONO PERC
(11) ENPHASE IQ7PLUS-72-2-US
4.07 KW DC, 3.19 KW AC

DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLV	
SHEET NAME ELECTRICAL CALCS.	
SHEET NUMBER E-7	R Page 145

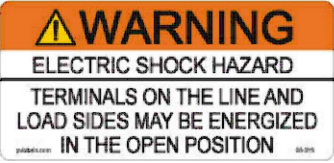
ELECTRICAL FIELD-APPLIED HAZARD MARKINGS



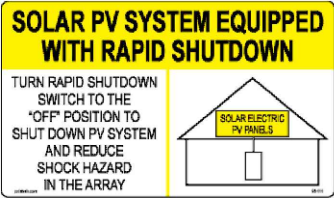
A AT EACH PV SYSTEM DISCONNECTING MEANS. [NEC 690.54, NEC 690.13(B)]



F SIGN LOCATED ON OR NO MORE THAN 3 FT FROM THE RAPID SHUT DOWN DISCONNECT SWITCH [NEC 690.56(C)].



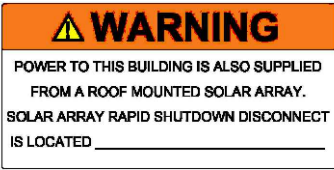
B FOR PV DISCONNECTING MEANS WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION. [NEC 690.13(B), NEC 705.22]



G FOR BUILDINGS WITH PV SYSTEMS. TO BE LOCATED AT EACH SERVICE EQUIPMENT LOCATION TO WHICH THE PV SYSTEM IS CONNECTED. [NEC 690.56(C)]



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



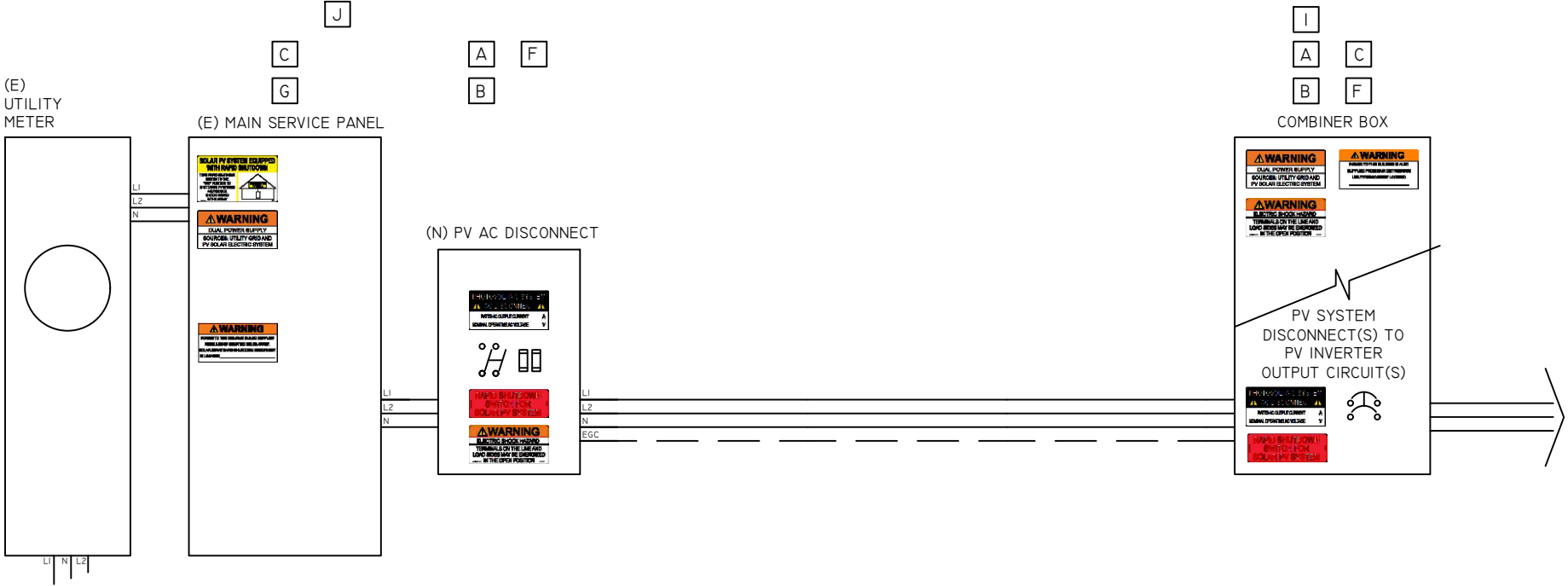
J PERMANENT DIRECTORY TO BE LOCATED AT MAIN SERVICE EQUIPMENT DENOTING THE LOCATION OF THE PV RAPID SHUTDOWN SYSTEM DISCONNECTING MEANS IF SOLAR ARRAY RAPID SHUT DOWN DISCONNECT SWITCH IS NOT GROUPED AND WITHIN LINE OF SITE OF MAIN SERVICE DISCONNECTING MEANS. [NEC 705.10, NEC 690.56(C)(1)]



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



I 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. [NEC 705.10]



- 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 1/8" (3MM).



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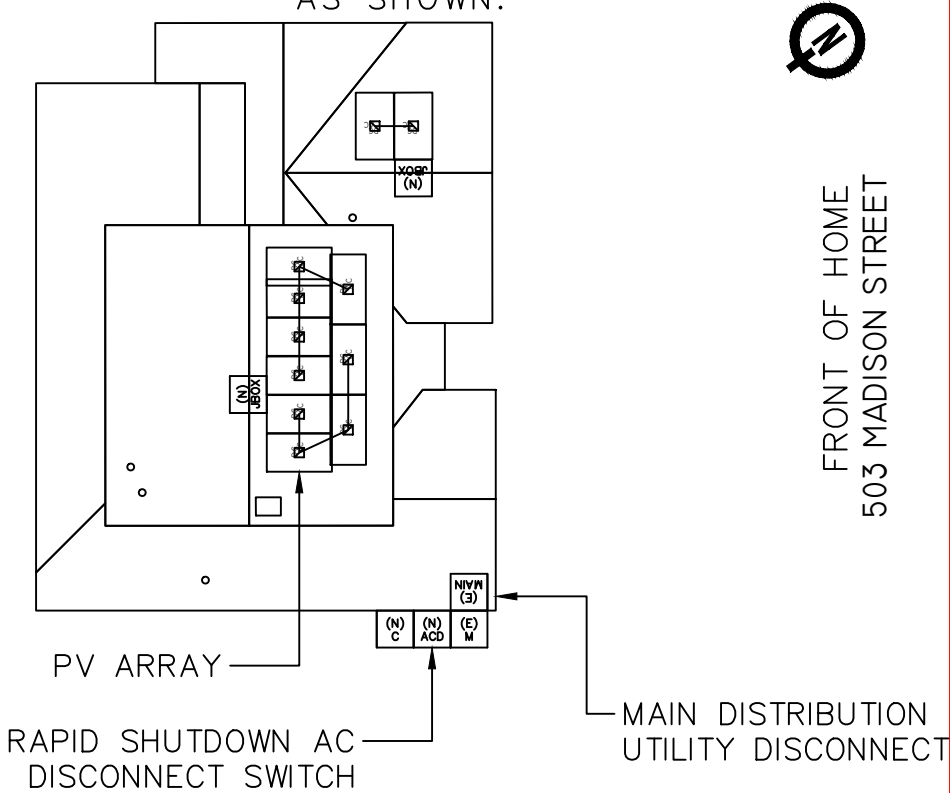
DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLTV	
SHEET NAME ELECTRICAL LABELS	
SHEET NUMBER E-9	R Page 146

IDENTIFICATION OF POWER SOURCES

A PERMANENT PLAQUE OR DIRECTORY TO BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION DENOTING THE LOCATION OF EACH POWER SOURCE DISCONNECTING MEANS AND SHALL INDICATE THE LOCATION OF RAPID SHUTDOWN INITIATION DEVICES. FOR THE BUILDING OR STRUCTURE AND BE GROUPED WITH OTHER PLAQUES OR DIRECTORIES FOR OTHER ON-SITE SOURCES. ALL MARKING TO COMPLY WITH I10.21 (B). (NEC 705.10)

CAUTION: MULTIPLE SOURCES OF POWER.

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



Item #3.

ION

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4.07 KW DC, 3.19 KW AC

DRAWING BY ENPHASE ENERGY	
DATE 14-10-2021	
PROJECT ID 005KLV	
SHEET NAME ELEC. DIRECTORY	
SHEET NUMBER E-10	R Page 147

FINAL ENGINEERED DESIGN

Date: September 24th, 2021

Scott Dunfee
503 Madison St
Oregon City, OR 97045

Item #3.

ION

System Size: 4.07 kW DC
11 Silfab Solar SIL-370 NX PV Module(s)
11 Enphase Energy Inc. IQ7PLUS-72-2-US (240) Inverter(s)

Estimated Annual Year 1 Production: 4,768 kWhs

Final Array Layout:



Please notify ION Solar if you have concerns or requested changes. ION Solar will use this final engineered design for permitting and installation. This may be subject to change.

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Page 148

Site Evaluation Results:

Roof Condition: The existing roof is sufficient for the PV Solar Installation.

Electrical Condition: The existing electrical equipment is sufficient for the PV Solar Installation.
No Electrical Service Upgrade work will be completed for the project.

Structural Condition: The existing structural framing is sufficient for the PV Solar Installation.

Additional Construction Work Required For Solar Installation:

None

Homeowner Obligations Before Install:

None

Mock-up Design for HOA Review

Date: November 23rd, 2021

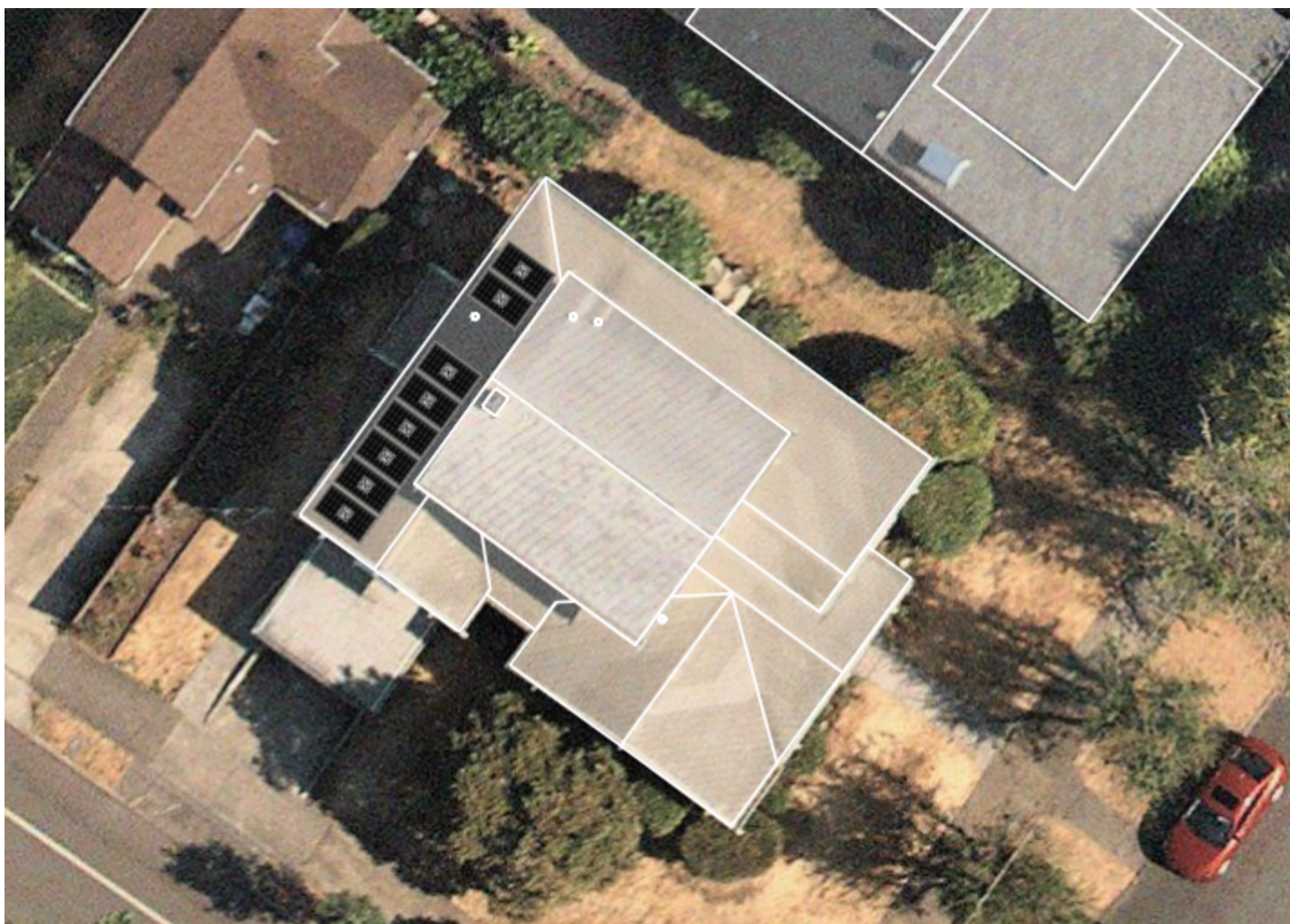
Scott Dunfee
503 Madison St
Oregon City, OR 97045

ION

System Size: 2.96 kW DC
8 Silfab Solar SIL-370 NX PV Module(s)
8 Enphase Energy Inc. IQ7PLUS-72-2-US (240) Inverter(s)

Estimated Annual Year 1 Production: 2,062 kWhs

Mock-up Array Layout:



Please notify ION Solar if you have concerns or requested changes.









Google Maps 898 5th St



Image capture: Jul 2019 © 2021 Google

Oregon City, Oregon
Google

Street View - Jul 2019



Google Maps 807 5th St



Image capture: Jun 2018 © 2021 Google

Oregon City, Oregon

Google

Street View - Jun 2018



Mock-up Design for HOA Review

Date: November 23rd, 2021

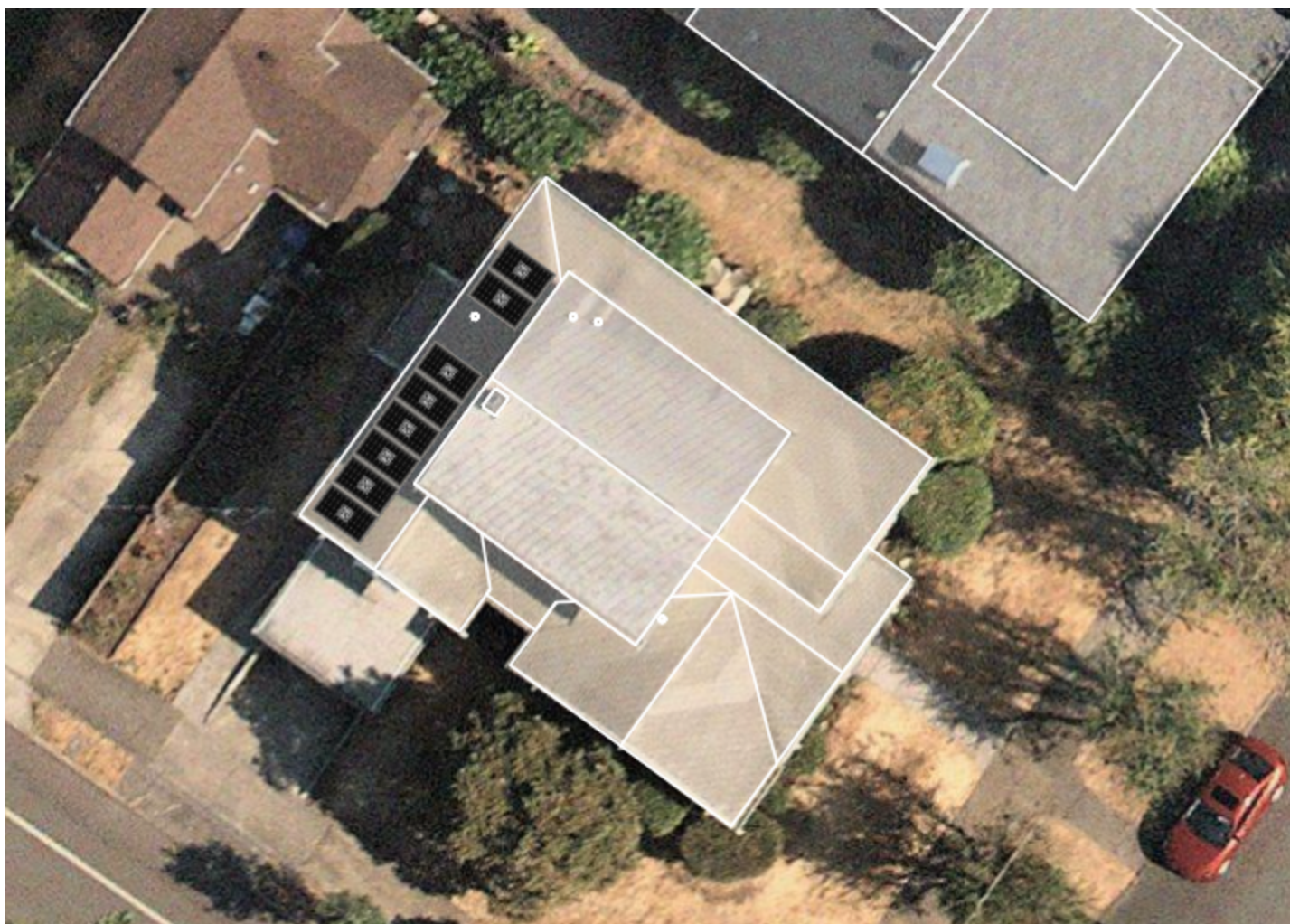
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8 Silfab Solar SIL-370 NX PV Module(s)
8 Enphase Energy Inc. IQ7PLUS-72-2-US (240) Inverter(s)

Estimated Annual Year 1 Production: 2,062 kWhs

Mock-up Array Layout:



Please notify ION Solar if you have concerns or requested changes.



LAND USE APPLICATION TRANSMITTAL – RESPONSE FORM

Date: 1/6/2022

Land Use Application File Number: GLUA-21-00065/HR-21-00027

NAME: Chris Long

AGENCY: OC Building

EMAIL ADDRESS: clong@orcite.org

The land use application material is referred to you for your information, study and official comments. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return a copy of this form to facilitate the processing of this application and to ensure prompt consideration of your recommendations.

Please check the appropriate spaces below.



The proposal does not conflict with our interests.



The proposal conflicts with our interests for the reasons attached. (Please attach additional information)



The proposal would not conflict our interests if the changes noted below or attached are addressed.

Please add any specific comments below or attach a separate document with more information.

CONTACT THE PLANNING DIVISION IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION

Attention: Historical Review Board
Re: McLoughlin Neighborhood

1/10/2022

Good afternoon,

I understand there will be a meeting on January 25, 2022 @ 7:00pm to discuss the installation of solar panels on the street facing roof plane of 503 Madison Street; Arthur and Daisy Farr House. While I want to support my fellow neighbors in my community, I strongly oppose the installation of these solar panels. If there was an area of the roof that didn't face the street and was away from public eye, I would be open to reconsidering my position.

My position is based on the fact that the **McLoughlin Historical District** neighborhood, is special because of the uniqueness of the homes with architecture dating back to 1860s. Additionally, this house is on the historical registry so preservation of the style and architectural structure of the home should be of the upmost priority.

I wish to remain anonymous as I do not want any hard feelings or conflict with my neighbors.

Sincerely,
A neighbor in the McLoughlin Neighborhood



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 01/25/2022

SUBJECT:

2021 HRB Accomplishments

EXECUTIVE SUMMARY:

In 2021 the HRB reviewed twice as many applications as 2020; 20 applications versus ten in 2020, and eight in 2019. A summary of the HRB's work in 2021 is below. No action is requested; this is for informational purposes only.

Preservation Program

1. Awarded three Local Preservation Grants for window repair
2. Awarded the 2021 Ruth McBride Powers Preservation Award to Friends of the Ermatinger House and volunteers with the Clackamas County Historical Society
3. Mailed out Historic Property Owners Welcome Packets to all historic property owners (550 total)
4. Continued work on the Compatible Change Project to revisit and improve code for additions to noncontributing structures in McLoughlin Conservation District, and for the definition of major public improvements
5. Adopted an HRB Policy for Murals on historic buildings

Historic Land Use Reviews

1. Reviewed nine applications for New Construction or modifications to approved new construction projects
2. Reviewed nine applications for Alterations to Historic Properties
3. Reviewed two applications for Demolition
4. Provided Design Advice for one project