

February 21, 2017

To: Historic Review Board
From: Trevor Martin, Oregon City Planning Division
Re: HRB Construction Solar Panel Review–HRB Concurrence

Concurrence Approval

If the Historic Review Board finds that the conditions of approval and solar panel details are not sufficient to ensure the compatibility of the home, the Board should direct staff to request that the applicant moves the solar panels to comply with the Historic Design Guidelines.

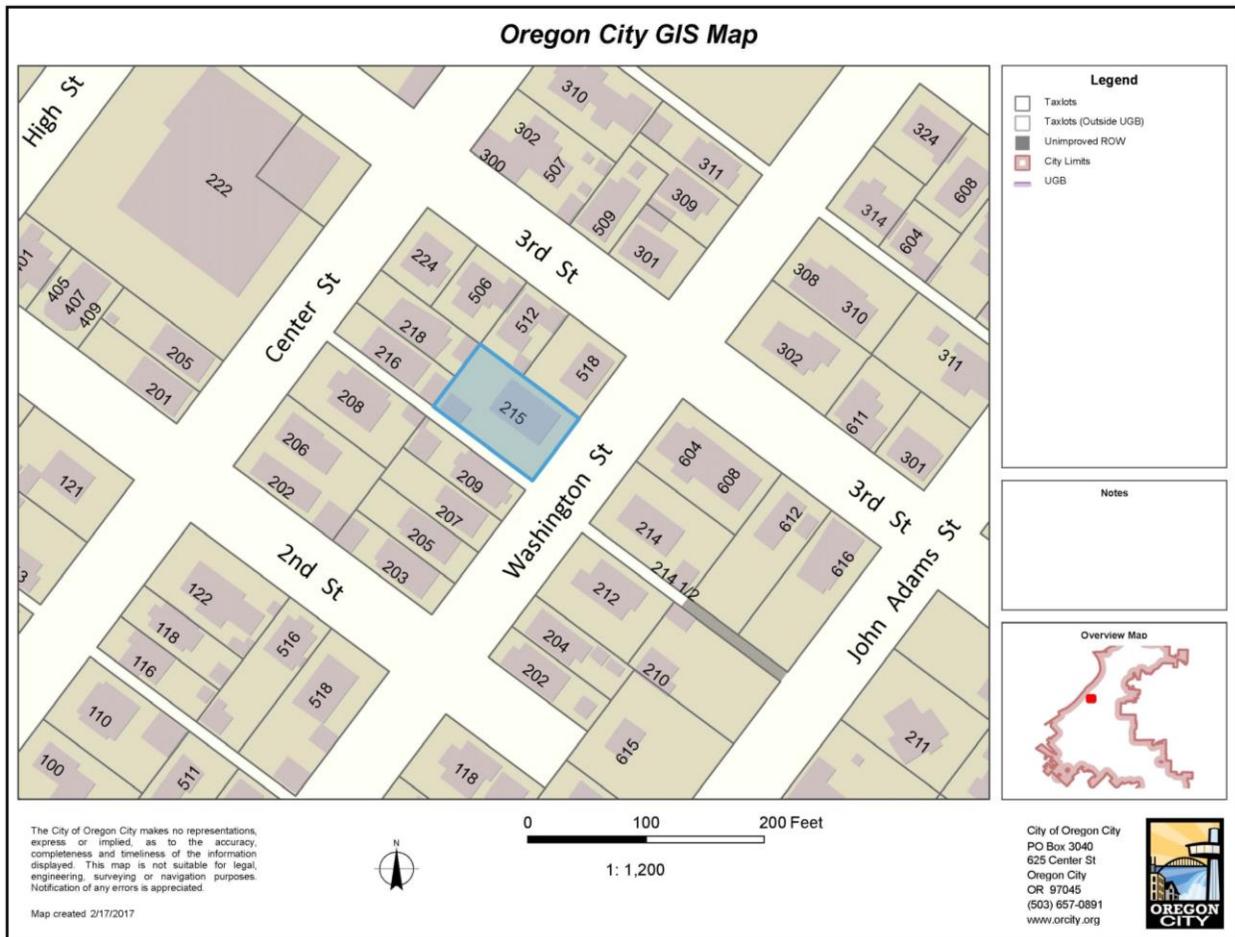
Conditions of Approval

1. All solar panels shall be installed so they are not visible from the Washington St. right-of-way.
2. All mechanical equipment relating to the solar panel installation shall be screened and not be visible from the public right-of-way.

Background:

Jesse Buss, the property owner of 215 Washington St., has requested to install solar panels on the his home, which is an individually listed property on the Register of Historic Places known as the Joseph and Myrtle Davenport House.

This 1-1/2 story house sits under a front gable roof with shed dormers on both the north and south sides of the main gable. A hipped porch runs the full width of the east façade, supported by paired square columns with entasis. These columns rest on wood piers that match the solid balustrade enclosing the porch. A wide blank frieze is present below the enclosed eaves of the porch hip. The other eaves on the house are all open with chamfered knee brackets that penetrate the notched barge boards. The house rests on a concrete foundation, and is primarily clad with narrow beveled lap siding. On the south side of the house, a pair of rectangular bays are cantilevered out at the first floor level under a single shed roof.



Analysis:

Staff believes the proposed solar panels can be appropriately installed without causing any adverse impacts to the subject home or the neighboring homes.

The Design Guidelines for New Construction do not prohibit solar equipment, but request solar collectors and mechanical units are not obtrusive or visible to the public. The proposed frame of the solar panels has been designed with a low profile that runs parallel with the roof. The glass and the panels has a matte finish to reduce the glare off of the panel. The panels have been proposed to be mounted only on the west side of the home, so the panels are not visible from the public right-of-way along Washington St. No additional alterations to the roof line have been requested.



View from Washington St.



View from corner at alley and Washington St.



View form alley



View from alley

There is a portion of public right-of-way directly adjacent to the subject property, however the alley is close enough to the home that Staff believes the angle of sight of the solar panels would not be easily visible from the ground.

Contractor Samples of the Proposed Solar Panels





Conclusion:

Staff believes the proposed solar panels will have minimal impact on the subject home and believes the property owner should be allowed to proceed with the installation.