



City of Oregon City

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Staff Report

File Number: PC 19-010

Agenda Date: 1/22/2019

Status: Agenda Ready

To: Historic Review Board

Agenda #:

From: Kelly Reid

File Type: Planning Item

SUBJECT:

HRB Policies Work Session: Solar Panels, Building Materials, Fences

RECOMMENDED ACTION (Motion):

Discuss proposed changes to HRB policies on building materials, fences, walls, and potential HRB policy for solar panel installations on historic properties. No policies will be adopted at this work session.

Staff is looking for:

1. Feedback on sample solar guidelines - what resonates with you?
2. Identification of additional building materials to be considered
3. Identification of sample materials that staff should bring to next work session
4. Feedback on fence policy draft

BACKGROUND:

The HRB Work Plan for 2018 includes updating HRB policies. HRB Policies were first established in 1988 and gave staff the ability to approve alterations to historic resources if the policies were met. The policies are meant to provide clear direction to historic property owners who want to gain approval without going before the Historic Review Board.

Staff has provided a process and timeline for HRB policy updates, attached to this agenda. The next steps after this work session include gathering community input on the information presented here, with any changes identified by the Board.

A solar panel policy would describe when and how solar panel installations can be added to historic properties without HRB review. Two recent request for solar panels were reviewed by the HRB. In both of these cases, panels on the non-street facing sides of the home and within the rear yard were found to be acceptable. Staff has provided sample guidelines from the National Alliance of Preservation Commissions to start the conversation.

Staff frequently hears questions regarding the following materials. Currently, the policies allow only wood siding, decking and wood windows (including aluminum clad wood). An update to the building materials policies might address if and when the following building materials are acceptable:

1. Composite Decking (e.g. TREX)
2. Fiberglass-clad wood windows
3. Fiberglass windows
4. Fibrex windows
5. Fiber cement siding (e.g. Hardieplank)
6. Others identified by HRB or community

An update to the fence policy may clarify definitions and add context. A draft policy based on previous HRB discussions is attached.

See attached materials for more details.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: