



**Historic Review
Staff Report for a Solar Installation on a Designated Historic Site
in the McLoughlin Conservation District
November 29, 2018**

FILE NO.: HR 18-14: Historic Review Board review of Ground-mounted solar installation on a designated historic site in the McLoughlin Conservation District (Rudolph & Augusta Seiler House).

HEARING DATE: October 23, 2018
7:00 p.m. – City Hall
625 Center Street
Oregon, City, Oregon 97045

APPLICANT: Auric Solar LLC
9530 Tualatin-Sherwood Rd
Tualatin, OR 97062

OWNER: Denise Beasley
301 Madison St.
Oregon City, OR 97045

LOCATION: 301 Madison St.
Oregon City, OR 97045

REQUEST: Solar installation on a designated historic site in the McLoughlin Conservation District (Rudolph & Augusta Seiler House)

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, and “R-6” Single-Family Dwelling District in Chapter 17.12 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 Conditions of Approval

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

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

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

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

Prior to issuance of Building Permits:

1. A certificate of appropriateness may be granted for the proposed ground-mounted equipment and for solar panel placement on the single story addition and any section of the roof that is not visible from the corner of 3rd and Madison, as viewed in the image in Exhibit 4.
2. The applicant shall meet any applicable setbacks and building codes.

I. BACKGROUND:

Site and Context

The subject property is the Rudolph and Augusta Seiler House, an 1895 Queen Anne home on a 10,000 square foot residential lot in the McLoughlin Conservation District. The property also obtained approval for a two-story detached garage/carriage house on the north side of the lot in 2005 from the Historic Review Board.



Aerial photo

The Historic Inventory form for the home reads:

This Queen Anne style house occupies a large double lot at the corner of Madison and 3rd Street. It has a steep gable roof with rakeboards and a molding trim. The exterior surface material is a channel siding with cornerboards. Vertical siding is used for the skirting around the house. The watertable and cap still exist, but have begun to deteriorate. Most of the windows are 1/1 double-hung surrounded by a simple board trim and many have fixed metal storm windows. Decorative features on this house include chamfered corners with pendants (not originals), fancy porch brackets, and a spindle rail in the gable.

The house has an L-shaped plan and sits on a post and beam foundation. The property is surrounded by a picket fence. In the northwest corner of the backyard is a small outbuilding that has wood drop siding, cornerboards, and an old metal roof ridge. There is also a large apple tree in the yard. The 1982 survey notes that the single story porches and single story gabled wing are additions. If this is true, they appear to be very early additions.

Statement of Significance: Rudolph and August Seiler purchased two lots in 1895 and built their house shortly thereafter. Mr. Seiler was a German emigrant who worked in the Oregon City mills. A relative, Florence Seiler, also lived with the couple and was added to the house title some years later. In 1944, the property was sold to Edward and Erma Bous, who resold it four years later. The new owners were Albert and Helen Blaske, who continued to occupy the house until its sale to Eric Blaske in 1968.



Vicinity Map



Existing Condition: View from corner



Existing Condition: Proposed location of ground array



Existing Condition: View from Madison Street

Neighboring Structures



302 Madison St: Mahlon E. Willoughby Rental

This front-gable-and-wing house sits far back from the street on a flat lot, next to its twin at 312 Madison Street. The main entrance sits high up on a tall base with stairs leading up to the front porch with square posts and solid rail. The bay windows with a sloping hip roof and some decorative detailing give it an Italianate flair. Its 1/1 wood double-hung windows are now covered with metal storms. A grooved plywood skirt runs around the foundation. Frieze and rake boards detail the gable, along with corner boards. The entry stairs have been replaced at some point, and an entry to the back has been added on the north side, and a porch added on the back (east) side. A concrete outbuilding lacking a roof and in serious disrepair lies on the lot to the south of the house.

306 Jefferson St: William B. and Mary E. Howell House

A gabled dormer with an 8-pane fixed sash highlights the main elevation of this c.1913 bungalow. An arbor extends off the porch and features matching square tapered boxed columns atop brick piers, and open railing. The rafter tails are exposed, the water table with cap is extant, and there is one internal and one external chimney, with newer repointing. The multi-panel front door features three-lights. The basement includes four-pane fixed wood windows, and 6-pane and 5-pane windows on the south side. Two small bays come off the rear, one with a fixed, leaded window, the other with 7 small 1/1 windows. The siding is alternating width coursing of wood shingles. A large birch sets the rear yard apart.

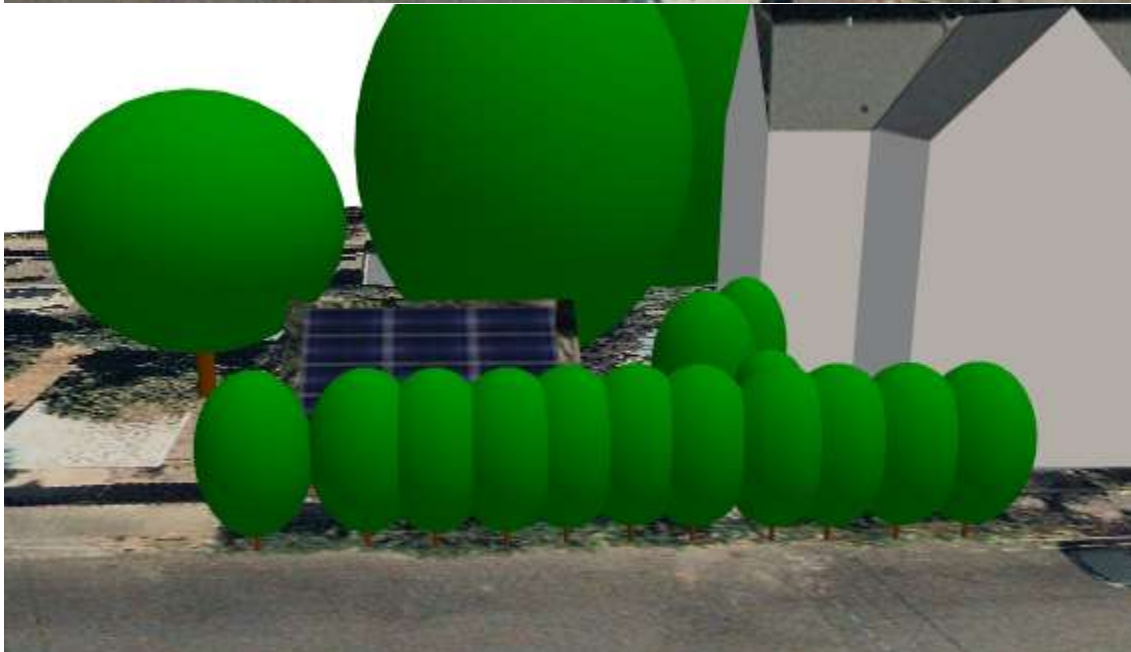
Other neighboring homes:

820 3rd St: Not designated

826 3rd St: Not designated

216 Madison St: Not designated

APPLICANT'S SUBMITTAL:



Ground-mounted Solar array renderings from 3rd St



Rooftop solar renderings

The applicant submitted the following narrative:

“The proposed project is for adding a solar photovoltaic system to the residence. We have two locations in mind and are seeking approval on one of them. The first location is roof mounted on the house where we would like to add 11 Silfab Solar SLA – 310M modules. The second location is a ground mount structure in the backyard of the property, where we would like to add 12 Silfab Solar SLA – 310M modules. Depending on which project we get approval on will determine the project timeline, however, I would anticipate about 1-3 days’ worth of work.

Either project will comply with all applicable codes (i.e. NEC, OSSC, etc.). Proper setbacks will also be used where required. Guidelines set forth by the Historic Review Committee and any other affiliated group will be followed.

The solar project will serve two main purposes:

1. Reducing the Beasley’s power bill.
2. Reducing the Beasley’s carbon footprint.

If roof mounted: The Silfab Solar SLA – 310M solar modules will be used with the Snap N Rack roof racking system. Both are all black and will be aesthetically appealing on the black asphalt shingle roof. There will be modules facing Madison St and 3rd St, as depicted in our site plan. The modules will sit 4” off the roof.

If ground mounted: The same Silfab Solar SLA – 310M will be used with the Snap N Rack ground racking system. This racking system is silver but will be covered by the modules, except at the feet. This structure would be in the backyard facing 3rd St. The ground mount will start at 2 ft and go up to 11 ft high in the back. The front to back post distance will be approximately 7 ft. The width of the array will be 17 ft.

Our solar systems use micro-inverters which are placed behind each individual panel. These are used for multiple reasons, the main reason being the efficiency compared to a single inverter system. For aesthetics purposes, there will not be a large single inverter on the side of them home as is the case with those types of systems. The only material that will be seen on the home are the panels and our AC combiner box, which will be placed on the wall next to the meter. A piece of conduit will parallel the existing meter conduit coming down the wall and into the combiner box. From the AC combiner box there will be a small piece of conduit to the meter, where we will land the circuit breaker for the system. This will be the system shutoff location of the solar system. We will attempt to match the color of the existing conduit and home, with variation due to the fading.”

Zoning:

The property is zoned R-6 Single-Family Dwelling District and Low 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.

One comment received from a neighbor expressed support for the proposal.

A comment from the McLoughlin Neighborhood Association noted that the Madison Street façade was the front and main façade, and the 3rd Street façade, the secondary façade, should be allowed to have solar panels. The association also noted that the ground mounted array would take up valuable yard space.

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

Staff Analysis Executive Summary:

The applicant has proposed to place solar panels on the roof of the historic structure and/or on the grounds, as a ground-mounted array in the rear yard. 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 Seiler House is a Queen Anne style structure characterized by the steep gable roof with rakeboards and a molding trim, wood double hung windows, chamfered corners with pendants, fancy porch brackets, and a spindle rail in the gable. The steep gable roof is a feature of the house and is prominent when viewing the house from the street. The single story gable wing is an addition to the home, albeit a very early addition.

The proposed panels are low-profile, sitting 4 inches above the roof surface. The panels do not contain shiny metal parts; they are fully black. The roof on the Seiler House is black composition shingle; the color of the panel will blend. The panels proposed on the roof sections framing the entrance of the home would impact the appearance of prominent and significant features 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. These panels are not compatible. The addition is a single story, less prominent portion of the home. The roof of the addition is not visible when viewing the Seiler House from the corner; thus, the addition serves as an appropriate location for solar panels.

The ground array, placed behind the home, will not alter any features that characterize the home. It will take the place of an existing garden area in the rear yard. The array is substantially separated from the house, 11 feet maximum in height, and 119 square feet total in area, not unlike the accessory structures on the property.

Staff recommends approval of the ground array, and of panels on the addition and on roof sections not visible from the corner.

CODE RESPONSES:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection 1 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.

The Seiler House is a Queen Anne style is characterized by the steep gable roof with rakeboards and a molding trim, wood double hung windows, chamfered corners with pendants, fancy porch brackets, and a spindle rail in the gable. The steep gable roof is a feature of the house and is prominent when viewing the house from the street. See findings in criterion #7 of this section.

The applicant shall meet any applicable setbacks and building codes.

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 and/or on the ground, as a ground-mounted array in the rear yard. The applicant responded that ground mounted solar will look similar to a tinted greenhouse and that the roof mounted solar will look like part of the roof, but will not shape the overall aesthetic of the roof or home.

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 impacts the historic character of the structure. In this case there are alternatives to placing solar panels on the roof of the historic structure, that still allow alternative energy sources to be utilized. See detailed findings in criterion #7 of this section.

A certificate of appropriateness may be granted for the ground-mounted equipment and for solar panel placement on the single story addition and any section of the roof that is not visible from the corner of 3rd and Madison, as viewed in the image in Exhibit 4.

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 single family 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. The proposed solar panels on the corner-facing roof sections impact the character of the historic structure; while the proposed panels elsewhere on the roof and the proposed alteration of ground-mounted solar in the rear yard does not impact the structure. See findings in criteria #6 and #7 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, an 1895 Queen Anne in the McLoughlin District. The proposed solar panels on the corner-facing roof sections impact the character of the historic structure; while the proposed panels

elsewhere on the roof and the proposed alteration of ground-mounted solar in the rear yard does not impact the structure. See findings in criteria #6 and #7 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 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: Complies with Condition:

Roof-Mounted Panels

The applicant has proposed black solar panels on a few of the roof sections facing Madison Street and 3rd Street. The layout is proposed as groups of three and four panels, with 11 total panels; each panel is approximately 3 feet by 5.5 feet. The panels are low-profile, sitting 4 inches above the roof surface. The panels do not contain shiny metal parts; they are fully black. The roof on the Seiler House is black composition shingle, so the color of the panel will blend.



Figure 1. Proposed solar panel arrangement

The panels in Figure 1 labeled “A” and “B” are on very prominent roof sections which frame the entry on the corner and are highly visible from the street. These panel locations are not compatible with the historic character of the home.

The panels labeled “C” are on the single story gabled wing, which is an addition to the home. The statement of significance notes that this addition must have been a very early addition, but the year is unknown. Additions may have significance when they are over 50 years old, as this one most definitely is. For this property, the addition itself is very compatible and blends very well with the original house, but it is a single story, less prominent portion of the home. The entrance of the Seiler House is on Madison street and is accessed from a porch at the corner of the property. The entry porch is framed by the gable ends of the home, and is best viewed from the corner of 3rd and Madison rather than from Madison Street. The panels labeled “C” are not visible when viewing the Seiler House from the corner. Therefore, the addition serves as an appropriate location for solar panels.

Ground Mounted Array

The ground mounted solar array is proposed to be 7 by 17 feet, or 119 square feet in area. The height would range between 2 feet at the front of the array and 11 feet at the back of the array. Shiny metal parts would be limited to the structure, which is covered by the panels fully, except for the feet of the structure. The location of the array is proposed behind the home in the rear yard. It would be visible from 3rd Street, but is separated from and would not affect the historic structure. The height of the array would be similar to the height of the existing greenhouse in the rear yard.

The proposed solar panels on the corner-facing roof sections impact the character of the historic structure; while the proposed panels elsewhere on the roof and the proposed alteration of ground-mounted solar in the rear yard does not impact the structure.

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 applicant states the home value will 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.

7. *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.

The applicant states: "No distinctive materials will be removed. A portion of the roof, which is brand new, will be covered, but not altered. The ground mount structure will look as nice or nicer than any greenhouse on any surrounding property."

Roof-Mounted Panels

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 minimally visible and/or on secondary portions of structures or sites (see Exhibit 5).

Placement of panels on the single story gabled wing addition, or on roof sections that are not visible from the corner of 3rd and Madison will not alter the main features that characterize the property.

Ground Mounted Array

Staff finds that the ground array, placed behind the home, will not alter any features that characterize the property. It is substantially separated from the house, 11 feet maximum in height, and 119 square feet total in area, not unlike the accessory structures on the property.

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.

The applicant states: "No historic materials will be destroyed in any way. The integrity of the property will not be compromised in any way."

Staff finds that the alterations, both ground mounted and roof mounted, 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:

Roof-Mounted Panels

Compatibility with Historic Materials: The smooth, black, shiny panel would be placed over the black 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.

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: The size, scale, and proportion of the panels is not incompatible, they are low-profile, and do not extend over the edge of the roof. They are placed within the center of the roof sections and leave ample space around each group to expose the roof material.

Ground Mounted Array

Compatibility with Historic Materials: The smooth, black, shiny panels would be placed on a ground mounted structure. Shiny metal parts would be limited to the structure, which is covered by the panels fully, except for the feet of the structure. The material is modern but not incompatible, and is separated from other structures.

Compatibility with Historic Features: The ground array, placed behind the home, will not alter any features that characterize the home. The statement of significance for the home mentions a picket fence surrounding the yard, a large apple tree, and a small outbuilding in the northwest corner. The ground array would not impact any of those features. It will take the place of an existing garden area in the rear yard.

Compatibility with Size/Scale/Proportion: The array is substantially separated from the house, 11 feet maximum in height, and 119 square feet total in area, not unlike the accessory structures on the property.

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 states: "If the solar panels were to be removed later, no aspects of the property would be affected in any way."
Staff concurs with the applicant.

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 states: "No traditional landscape elements will be touched or affected with either installation."

The statement of significance for the home mentions a picket fence surrounding the yard, a large apple tree, and a small outbuilding in the northwest corner. The ground array would not impact any of those features. It will take the place of an existing garden area in the rear yard.

A certificate of appropriateness may be granted for the ground-mounted equipment and for solar panel placement on the single story addition and any section of the roof that is not visible from the corner of 3rd and Madison, as viewed in the image in Exhibit 4.

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 18-14 with conditions in this staff report for the property located at 301 Madison Street, Oregon City, Oregon 97045.

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. Public Comments
4. Seiler House image from corner of 3rd and Madison Streets
5. [Secretary of Interior Guidance on Solar Panels](#) (link)