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

City of Oregon City

Legislation Details (With Text)

File #:	PC 18-151	**Version:**	1	**Name:**	
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On agenda:	12/4/2018			**Final action:**	12/4/2018
Title:	HR 18-14: Historic Review Board review of a solar installation on a designated property in the McLoughlin Conservation District at 301 Madison Street				
Sponsors:	Kelly Reid				
Indexes:					
Code sections:					
Attachments:	1. Commission Report, 2. HR 18-14 Staff Report and Recommendation, 3. Staff Report Exhibit 4: View from corner, 4. Application Materials, 5. Additional Renderings, 6. Additional Site Photos, 7. 301 Madison Inventory Form, 8. Map, 9. Public Comments Combined, 10. Design Advice Items, 11. Design Advice Meeting Video, 12. Guidance on Solar Panels from National Park Service				

Date	Ver.	Action By	Action	Result
12/4/2018	1	Historic Review Board	approve	Pass

HR 18-14: Historic Review Board review of a solar installation on a designated property in the McLoughlin Conservation District at 301 Madison Street

RECOMMENDED ACTION (Motion):
Staff recommends approval with conditions as listed in the staff report.

BACKGROUND:
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.

BUDGET IMPACT:
Amount:
FY(s):
Funding Source: