



CITY OF OREGON CITY

Staff Report

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To: Historic Review Board
From: Jude Thaddaeus, Assistant Planner

Agenda Date: 5/28/2024

SUBJECT:

GLUA-24-00006/ HR-24-00005 Solar panel proposal at 720 11th Street, the James and Sarah Roake House

STAFF RECOMMENDATION:

Staff seeks direction from the Historic Review Board for either approval of the proposed array configuration, or an alternative configuration.

EXECUTIVE SUMMARY:

The applicant proposes to install nine (9) solar panels on the roof of the James and Sarah Roake House at 720 11th St, a designated historic resource in the McLoughlin Conservation District. Seven (7) solar panels are proposed to be installed on the southwestern-facing 2nd story roof elevation, which is the roof plane with the highest solar irradiance, with two (2) panels proposed on the northwest-facing 2nd story gable over the primary façade and main entrance, which is visible from 11th Street.

BACKGROUND:

The James and Sarah Roake House at 720 11th Street is a two-story ca. 1890 Queen Anne with a gable roof, a tower dormer window with a pyramidal roof, and an L-shaped floorplan. The home has modest Queen Anne-style ornamentation and a moderately pitched roof.

The proposed solar array configuration involves the placement of 9 panels covering 12.4% of the structure's roof surface. Seven of the nine panels are proposed to be located on the southwestern roof plane – the roof plane with the highest solar irradiance – two floors above grade. Two panels are proposed along the primary façade, which is the northwest-facing roof gable, a roof plane with significantly lower solar irradiance.

While the location of the two solar panels on the gable facing 11th Street does not appear to comply with the HRB policy, the Historic Review Board may consider the resource's roof height, alternative panel configuration options, the potential need for the panels to be located for maximum solar efficiency (if adequately demonstrated),

and the Oregon City Comprehensive Plan's prioritization of supporting both the economic viability of historic structures and the promotion of new development siting to take advantage of solar energy opportunities, against any adverse impacts to the structure and district in question.

The Board may want to consider a Condition of Approval for the applicant to demonstrate the viability of the solar panel project on a cost/benefit basis for keeping the proposed configuration vs. other alternatives. The Board may also want to provide project-specific findings to support its actions.

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

OPTIONS:

1. Approve the proposal with either or both of the recommended conditions;
2. Approve the proposal with revised conditions;
3. Deny the proposal, close the record, and continue to June 25, 2024, to adopt final findings;
4. Continue the hearing to June 25, 2024, and provide direction to the applicant on additional information needed. The record stays open.