



LAND USE APPLICATION FORM

<u>Type I (OCMC 17.50.030.A)</u>	<u>Type II (OCMC 17.50.030.B)</u>	<u>Type III / IV (OCMC 17.50.030.C)</u>
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
<input type="checkbox"/> Extension of Approval	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Subdivision (4+ lots)	<input checked="" type="checkbox"/> Historic Review
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Variance
		<input type="checkbox"/> Zone Change

File Number(s): GLUA-21-00063/HR-21-00026

Proposed Land Use or Activity: Solar panels on a designated historic structure in the McLoughlin Conservation District

Project Name: Larose Solar Install Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 819 4th St, Oregon City, Oregon, 97045

Clackamas County Map and Tax Lot Number(s): _____

Applicant(s):

Applicant(s) Signature: Emily Mckell

Applicant(s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Phillip Larose Date: 10/29/2021

Mailing Address: 819 4th St, Oregon City, Oregon, 97045

Phone: (503) 708-8101 Fax: _____ Email: _____

Representative(s):

Representative(s) Signature: Emily Mckell

Representative (s) Name Printed: Emily Mckell Date: 10/29/2021

Mailing Address: 4801 N University Ave #900, Provo, UT 84604

Phone: 888-781-7074 Fax: _____ Email: permits@ionsolar.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

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[Home](#) > [Online Submittal of Land Use Applications](#) > [Webform results](#) > Online Submittal of Land Use Applications

Submission information

Form: [Online Submittal of Land Use Applications](#) [1]
Submitted by Visitor (not verified)
Fri, 10/29/2021 - 1:56pm
216.21.162.207

Applicant Name(s) Emily Mckell

Applicant's Representative

Emily Mckell

Company ION Solar

Mailing Address 4801 N University Ave #900

Phone Number 8887817074

Email Address permits@ionsolar.com

Application Type

Historic Review

Project Description

INSTALLATION OF UTILITY INTERACTIVE PHOTOVOLTAIC SOLAR SYSTEM 3.7 kW DC & 2.9 kW AC PHOTOVOLTAIC SOLAR ARRAY PV MODULES: (10) SILFAB SOLAR SIL-370 NX MONO PERC INVERTER(S): (10) ENPHASE IQ7PLUS-72-2-US ROOF TYPE: COMPOSITION SHINGLE PV MOUNTING HARDWARE: ECOFASTEN CLICKFIT

Project Address 819 4th St, Oregon City, Oregon, 97045

Map and Taxlot Number 2S2E31AD

Additional information

Please include any additional information about the submittal.

Application Form

[land_use_app_2017.pdf](#) [2]

Site Plan/ Layout

[roof_plan.pdf](#) [3]

Other Application Materials

[larose_residence_oregon_city_or_retrofit_stamped_1.pdf](#) [4]

Other Application Materials (2)

[enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf](#) [5]

Other Application Materials (3)

Other Application Materials (4)

Other Application Materials

Disclaimer

Select to acknowledge you read and understand the paragraph below.

Source URL: <https://www.orcity.org/node/13944/submission/28051>

Links

[1] <https://www.orcity.org/communitydevelopment/webform/online-submittal-land-use-applications>

[2] https://www.orcity.org/system/files/webform/pre-applications/land_use_app_2017.pdf

[3] https://www.orcity.org/system/files/webform/pre-applications/roof_plan.pdf

[4] https://www.orcity.org/system/files/webform/pre-applications/larose_residence_oregon_city_or_retrofit_stamped_1.pdf

[5] https://www.orcity.org/system/files/webform/pre-applications/enphaseiq7_silfab370_370_ecofasten_clickfit_rail_ecofasten_comp_shingle.pdf

Applicable Code and Guidelines for Alteration to historic structure

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 overlay district as set forth in Section 17.40.010;

17.40.010: It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter 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.*
2. The provisions of the city comprehensive plan;
Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources
Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.
 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;
 4. The value and significance of the historic site;
 5. The physical condition of the historic site;
 6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
 7. Pertinent aesthetic factors as designated by the board;

8. Economic, social, environmental and energy consequences; and
9. Design guidelines adopted by the historic review board.

Design Guidelines for Alterations and Additions

Secretary of Interiors Standards for Rehabilitation

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.

No historic features will be removed or altered with the installation, this is under historic review to
RESPONSE: determine if relations are significant.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

RESPONSE: no new additions outside of solar panel array will be added.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: Historical features will be conserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: True, only roof feature will change. asphalt tiled roofs are normally not considered historically significant.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence

RESPONSE: N/A this installation adheres strictly to roof installation

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.

RESPONSE: Under historic review. solar panels will create minor visual composition and profile changes. on asphalt roof area

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.

RESPONSE: True, if removed or changed the panel array will leave no impact.

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the relationship of new additions to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the District.

RESPONSE: change will not affect space between buildings

2. New additions shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

RESPONSE: under historic review, house is on corner lot and very visible from public view.

B. Landscape

1. Traditional landscape elements evident in the District (grass, trees, shrubs, picket fences, etc.) should be preserved, and are encouraged in site redevelopment.

RESPONSE: no landscaping work will be done

2. Inappropriate landscape treatments such as berms and extensive ground cover are discouraged.

RESPONSE: no landscaping will be done

C. Building Height

1. In addition to the zoning requirements, the height of new additions shall not exceed the height of the historic building, or of historic buildings in the surrounding area.

RESPONSE: true Oregon state law already prohibits panel array over roof ridge

D. Building Bulk

1. New additions smaller than the historic building or the historic buildings in the surrounding area are encouraged.

a. Where new additions must be larger, the new addition shall be articulated in such a manner that no single element is visually larger than the historic building or surrounding historic buildings.

RESPONSE: True

E. Proportion and Scale

1. The relationship of height to width of new additions and their sub-elements such as windows and doors and of alterations shall be compatible with related elements of the historic building, and with the historic character of the District.

RESPONSE: Composition of roof is uniform tiles

2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building, and with the historic character of the District.

RESPONSE: True

F. Exterior Features

1. General

- a. To the extent practicable, original historic architectural elements and materials shall be preserved.*
- b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the District.*
- c. The preservation, cleaning, repair and other treatment of original materials shall be in accord with the Secretary of Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

RESPONSE:

True, work is limited to only the roof