

Sec. 230.065. - General guidelines for historic contributing resources.

(a) Except as otherwise provided in this chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Response:

There will be no changes to the purpose, street access, landscape, entrances, height, footprint, fenestration or massing.

(b) Historic materials, finishes, and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods.

Response:

The roof structure was recently updated with new asphalt composition shingles, and the flat prominence of structure has a new membrane roof and surround flashing.

The shape of the roof will not be impacted. The solar arrays, where proposed to be installed, will be “flush mounted” parallel to the existing roof planes.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Response:

The solar system project is limited to the roof. The siding, trim, paint, leaded windows and other historical features will not be impacted by the proposed energy improvement.

The house features a main level that is elevated approximately 5 feet above grade, which makes the many of the roof surfaces not visible when standing on the sidewalk adjacent to the subject property. From the 21st St frontage, one roof that has visual prominence is proposed to be excluded from the energy improvement project to strike a balance between the homeowner’s project goals and the historical integrity and aesthetics of the prominent façade.

(d) Historic or original features shall be restored or reconstructed only when supported by physical or photographic evidence.

Response:

No restoration or reconstruction is proposed.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and

respected. These changes may have acquired historic significance in their own right, and this significance should be recognized and respected.

Response:

No notable changes have been identified, nor proposed for modification.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Response:

The homeowner seeks to modernize the energy efficiency of the property for financially and environmentally beneficial reasons.

The proper frontage of the residence faces to the west, on 21st St NE. The roof presents a gable with a window in the unfinished and uninhabitable attic.

The secondary frontage of the residence faces to Breyman St NE, and includes access to off-street parking.

Because the home is constructed on the north side of the cross street, the secondary façade is also the south-facing roof.

To minimize the visual impact, the solar modules are proposed to not be installed on the roof face that is plainly visible from the sidewalk at 21st & Breyman. The remainder of the roof surfaces are substantially not visible from the immediate property when alighting to the 21st St frontage.

The somewhat common approach, for properties subject to City of Salem Chapter 230, of restricting the energy improvements to the rear roofs is not feasible on this property. Due to the solar productivity thresholds that are required to qualify for solar incentives provided by Energy Trust of Oregon, solar modules must be placed on southerly-facing roofs with minimal shading. Furthermore, the homeowner will realize far greater financial and environmental benefits by having good sun exposure for the solar modules.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Response:

The solar modules will be attached in a “flush mount” orientation where the top of the modules will be approximately 4” above the existing roof plane. The attachment hardware attaches to the rafters via two lag bolts, and most are substantially out of view on account of being set back from the array edges by approximately 1 foot.

There will be no loss of historic materials and none of the features below the roof line will be affected. The utility meter is on the back of the house and some electrical equipment will be mounted on the adjacent exterior.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Response:

No structural repairs are planned. Some sheathing in the roof substructure has already been replaced where deficient.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Response:

No re-grading is planned.