

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 3 Major Historic Design Review Case No. HIS25-05

PROJECT ADDRESS: 506 21st St NE, Salem OR 97301

AMANDA Application No.: 25-106502-PLN

COMMENT PERIOD ENDS: April 9, 2025, at 5:00 p.m.

SUMMARY: A proposal to install a rooftop solar array to the roof of 506 21st St NE.

REQUEST: Class 3 Major Historic Design Review of a proposal to install a solar array to the roof of the Baxter House, a historic landmark on property zoned RS (Single Family Residential) and located at 506 21st Street NE (Marion County Assessor's Map and Tax Lot number: 073W26AA09900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Wednesday, April 9, 2025, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jacob Morris, Historic Preservation Planner, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2417; E-Mail: jjmorris@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

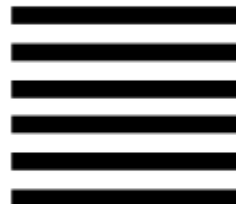
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

506 21st St NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



0.02 0 0.01 0.02 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Salem, Oregon.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NOT TO BE USED FOR NAVIGATION

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.

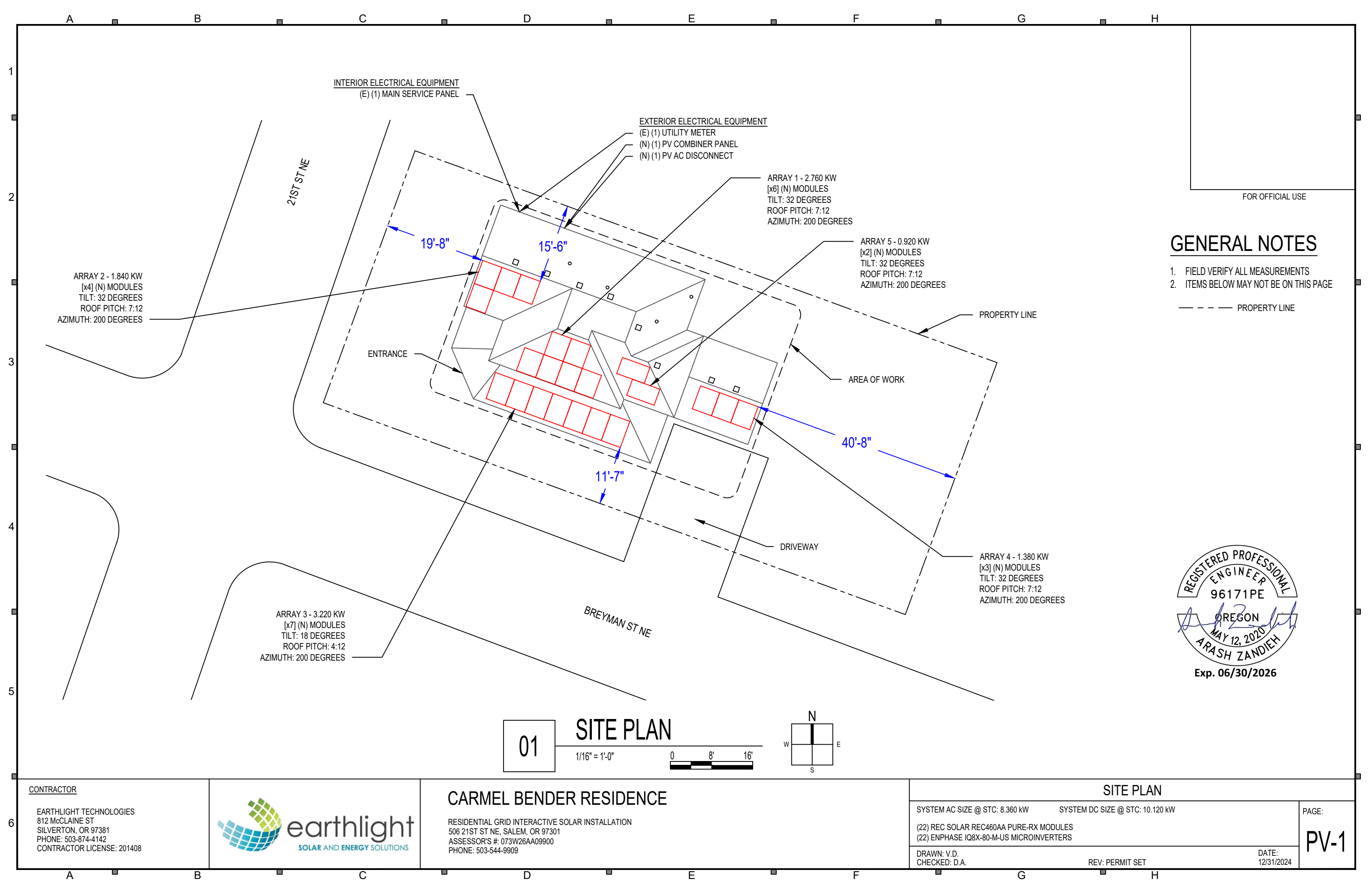
Response:

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.



GENERAL NOTES

- 1. FIELD VERIFY ALL MEASUREMENTS
- 2. ITEMS BELOW MAY NOT BE ON THIS PAGE

--- PROPERTY LINE

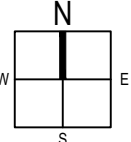


Exp. 06/30/2026

01

SITE PLAN

1/16" = 1'-0"



CONTRACTOR

EARTHLIGHT TECHNOLOGIES
812 McCLAIN ST
SILVERTON, OR 97381
PHONE: 503-874-4142
CONTRACTOR LICENSE: 201408



CARMEL BENDER RESIDENCE

RESIDENTIAL GRID INTERACTIVE SOLAR INSTALLATION
506 21ST ST NE, SALEM, OR 97301
ASSESSOR'S #: 073W26AA09900
PHONE: 503-544-9909

SITE PLAN

SYSTEM AC SIZE @ STC: 8.360 kW SYSTEM DC SIZE @ STC: 10.120 kW

(22) REC SOLAR REC460AA PURE-RX MODULES
(22) ENPHASE IQ8X-80-M-US MICROINVERTERS

DRAWN: V.D.
CHECKED: D.A.

REV: PERMIT SET

DATE:
12/31/2024

PAGE:

PV-1



South



west