



City of Portland Historic Landmarks Commission

Type II Land Use Appeal

MEMORANDUM

Date: February 12, 2021
To: Historic Landmarks Commission
From: Hillary Adam, Design / Historic Review Team
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Re: LU 20-198076 HR – Solar Array
Type II Historic Resource Review Appeal – February 22, 2021

Attached is a drawing set & Staff decision for a Type II Historic Resource Review. Please contact me with any questions or concerns.

I. PROPOSAL

Type II Appeal of a Historic Resource Review approval with condition for a new rooftop solar array on a contributing resource in the Alphabet Historic District. The proposal consists of 26 panels on the west and east slopes of the roof as well as an AC disconnect panel on the east street-facing facade of the resource. Panels are shown to be offset from the roof "<18 inches".

II. APPLICANT INFORMATION

Applicant	Bob Rathbone, Premier Solar NW
Appellant	Jordan Barbeau, Owner
Project Valuation	\$ 32,930

III. HISTORIC RESOURCE REVIEW APPROVAL CRITERIA – Community Design Guidelines and Historic Alphabet District: Community Design Guidelines Addendum - <https://www.portland.gov/bps/design-guidelines>

III. PROCEDURAL HISTORY

The application was submitted on September 30, 2020 and determined to be incomplete on October 14, 2020. Additional materials were provided on October 27, 2020 and the application was determined to be complete. A Notice of Proposal was issued on November 4, 2020. On December 21, 2020, staff issued a decision of approval with conditions.

The appellant contends that the proposal meets the approval criteria as submitted.

IV. NEXT STEPS

The Commission have the following options:

1. Uphold the appeal, overturning the staff decision of Approval with Conditions (requires a return hearing to adopt final findings);
2. Uphold the appeal and allow the appellant to present additional evidence in support of their position (requires at least one return hearing);
3. Reject the appeal, upholding the staff decision of Approval with Conditions (requires a return hearing to adopt final findings).

Since issuance of the decision, the appellant has provided an extension; the new expiration date of the land use case is April 25, 2021.

Attachments: Staff Decision
 Appeal Documents