

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
FILE NO. HDR-24-03**

**IN THE MATTER OF A PROPOSAL FOR A CLASS II HISTORIC DESIGN REVIEW TO
INSTALL NINE (9) ROOFTOP-MOUNTED SOLAR PANELS AT 1852 4TH AVE.**

I. Overview

At its meeting on February 19, 2025, the West Linn Historic Review Board held a public hearing to consider a request by Elizabeth Smolens to approve a Class II Historic Design Review to install nine (9) rooftop-mounted solar panels facing the front yard and side yard on a not-in-period compatible home within the Willamette Historic District at 1852 4th Ave. The approval criteria are found in Chapters 25 and 99 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Aaron Gudelj, Associate Planner. The applicant/owner, Elizabeth Smolens, presented as the applicant. No written or oral comments were submitted. The Historic Review Board closed the hearing, deliberated, and Member Saltee made a motion to approve the application. The motion was seconded by Member Fleming and approved 4-0, with Chair Solberg, Member Fleming, Member Borgaard, and Member Saltee voting in the affirmative (members Steel, Manning, and Harbour De Vos not present).

II. The Record

The record was finalized at the February 19, 2025, hearing. The record includes the entire file from HDR-24-03.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Elizabeth Smolens.
- 3) The Historic Review Board finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Historic Review Board adopts the Staff Report for February 19, 2025, with attachments, as its findings, which are incorporated by this reference.

The Historic Review Board concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.

V. Order

The Historic Review Board concludes that HDR-24-03 is approved based on the Record, Findings of Fact, and Findings above.



KIRSTEN SOLBERG, CHAIR
WEST LINN HISTORIC REVIEW BOARD

February 27, 2025

DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 28 day of February, 2025.

Therefore, this decision becomes effective at 5 p.m., March 14, 2025.