

CITY HISTORIC PRESERVATION BOARD
April 1, 2024

STAFF: WILLIAM GRAY

FILE NO:
HIST-24-0002

PROJECT: 1320 N NEVADA SOLAR ADDITION

OWNER: MARCIA AND TIMOTHY MURPHY

CONTRACTOR: SOLARISE SOLAR



PROJECT SUMMARY:

1. **Project Description:** The project includes an application for a report of acceptability for a roof mounted 4.40 kW DC solar PV system consisting of 5 panels on the roof surface of the existing single-family residence and 6 panels on the roof surface of the detached garage/ADU located at 1320 North Nevada Avenue. The project is herein referred to as “1320 N Nevada Solar Addition” (see “**SR-1_Roof Mounted Solar Plans**” attachment).
2. **Applicant’s Project Statement:** (see “**SR-2_Project Statement**” attachment)
3. **Planning and Development Team’s Recommendation:** City Planning Staff finds the Report of Acceptability meets approval criteria with the following conditions:
 - a. Revise the plan so the solar panels have a minimum three (3) feet setback from the front eave of the main house to preserve the distinctive gable roof feature. If this can’t be achieved, then relocate all or some of the modules to the garage roof or reduce the number of panels on the main house.
 - b. Final Plan must clearly indicate that all exterior conduit and electrical equipment has a matte finish or color match to the main house and detached garage to minimize visibility.

BACKGROUND:

1. **Site Address:** The property associated with this project is located at 1320 North Nevada Avenue (see “**SR-3_Vicinity Map**” attachment).
2. **Existing Zoning/Land Use:** The property is zoned R-2/HP-O (Two-Family with Historic Preservation Overlay) and is developed with a two (2) story, 2,900 square feet single family residence (1,320 square feet footprint) and 1,600 square feet, detached garage/ADU (780 square feet footprint) (see “**SR-4_Site Plan**” attachment).



3. **National Register/Contributing Structure:** The residence is listed as a contributing structure in the North End Historic District based on its “gable end, classic and picturesque” architecture. The detached garage/ADU is not listed as a contributing structure. The detached garage/ADU has an approved

Report of Acceptability from Historic Preservation Board (July 11, 2023, HBP RA 22-00397) (see “SR-5_Detach Garage ADU” attachment).

4. Concurrent Applications: A building permit application is pending with Pikes Peak Regional Building Department. A building permit with an accompanying Historic Preservation Board Report of Acceptability is required for the proposed project.

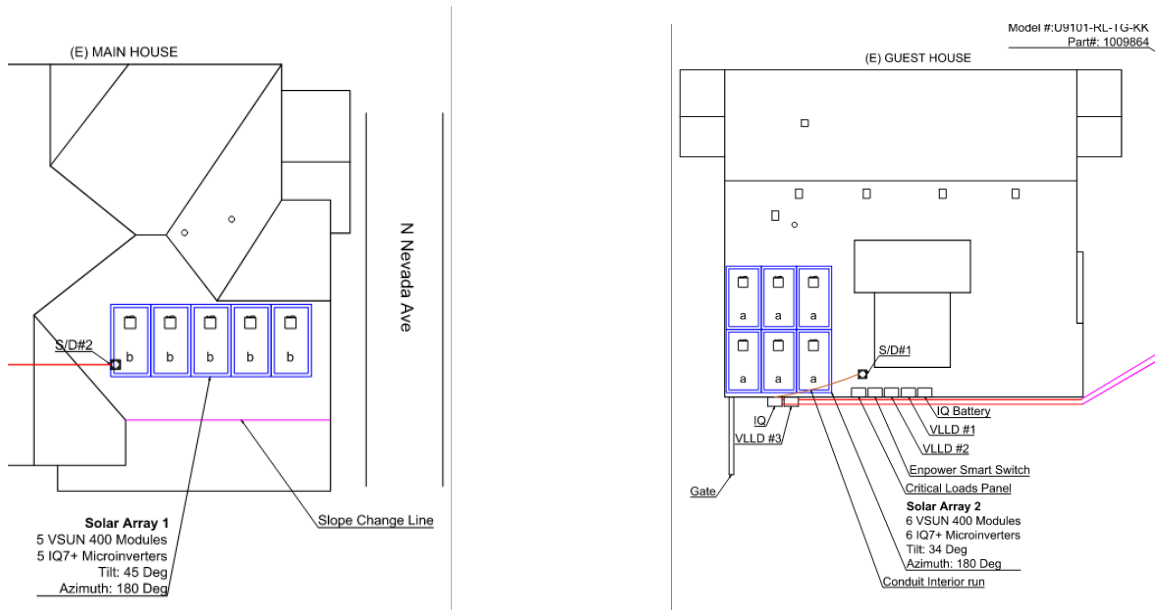
STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowner’s associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 23 property owners on one (1) occasion (prior to the Historic Preservation Board hearing). The site was also posted during the one (1) occasion as is noted above. City Planning staff received no public comment on this project.

ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. PROJECT SUMMARY:

The submitted Report of Acceptability for the 1320 N Nevada Solar Addition project proposes to construct a new 4.40 kW PV system with 11-panels. Five (5) panels are proposed on the main house and six (6) are proposed on the Garage/ADU (see “SR-1_Roof Mounted Solar Plans” and SR-6_Solar Evaluation” attachments).



All panels are flush mounted with a maximum three and one-half inch (3.5” offset from the roof surface and are located on side/slopes of the roof. The panels on the main house are located toward the front and on the accessory building the panels are toward the back. The panels at the front of the main house have a small setback from the front eave. The panel colors and rails of the new system are black, conduit is being run through the attic space, and exterior electrical equipment are located on the back of the main house and side of detached garage/ADU.

When installing solar panels, it is most important to minimize potential adverse impacts on the historic character of the property. North End Historic Preservation Overlay Zone Design Standards, District Standards, B.15, states, "Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale, and appearance with the main building and neighboring buildings". To this end, the installation of solar panels should include the following:

- Place collectors in an unobtrusive location on the property.
- Locate solar panels to avoid obscuring distinctive roof features, such as dormer or chimneys, and adversely affecting the character-defining features of the property. Install on side slopes and for a gable roof installation set the panels three (3) feet back from the front eave.
- Mount solar panels flush to the surface or no more than eight (8) inches off the roof surface.
- Install solar panels so they may be removed, and the original character of the roof may be easily restored.
- Install electrical equipment associated with the solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
- Use a matte finished electrical conduit located to minimized visibility.
- Place solar panels anywhere on accessory buildings.

To a large degree the proposed project meets the guidelines as outlined above. There has been an attempt to locate the panels to avoid obscuring distinctive features of the home. A distinctive feature of this home is the gable roof and large side dormer on the south elevation. In addition, six (6) of the 11 panels are located on the garage/ADU that is at the rear of the property. The solar panels are being placed on the side slopes of the roof and are off set a maximum of 3.5 inches from the roof surface. The panels and railing are black to be compatible with the dark roof color.

City Staff does have one (1) concern with the proposed layout as it is related to the main house. To ensure that the ridges of the roof form are maintained the panels placed closest to the front of the house need to be set back at least three (3) feet from the front eave or relocate solar modules to the garage roof.

Any exterior conduits or associated electrical equipment will need to have a matte finish or color match to exterior of main house and/or detached garage to minimize visibility. The plans are indicating that the electric conduit is being run in attic space and underground trench to the electrical equipment.

This project will be visible from the public right-of-way and requires a building permit from Pike Peak Regional Building Department, which is the reason a Report of Acceptability from the Historic Preservation Board is required.

2. REPORT OF ACCEPTABILITY REVIEW CRITERIA

UDC Section 7.5.528.C.2.b.3, In determining the decision to be made concerning the issuance of a report of acceptability, the Board shall consider the following:

- a. The effect of the proposed work upon the general historical and architectural character of the HP-O district; and

The proposed work has minimal effect on the general historical and architectural character of the HP-O district.

- b. The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and

The proposed project does not impact the architectural style of the main house and its relation to the other historical residences in the HP-O district.

- c. The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; and

The proposed work has minimal effect on the architecture of the building. The solar panels can be removed, and the original character of the roof easily restored.

- d. The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and

The addition of solar panels facilitates energy efficiency and the guideline applied ensure that they are compatible with the building and historic context.

- e. Evaluation of City Council approved Design Standards. The City Council approved design standards for this application are the Old North End Historic Preservation Overlay Zone Design Standards (herein referred to as "North End Standards"), adopted in February 2021.

According to North End Standards, the project site is located within the Nevada-Tejon Subarea. The 1320 N Nevada Solar Addition project through the project's size and shape, location, materials used and no impact to the original structures defining architectural characteristics, makes it consistent with the North End Standards as follows:

Area Wide Standards:

The placement of the new panels are to the side and rear on the south elevation of the house and detached garage and on roof sections that do not directly face Nevada Avenue to reduce visibility from the public street and maintain the visual integrity of the North End Historic District (Design Standards, Area-wide Standard, A.1. and A.2).

"A1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character, and setting which visually defines the historic district."

"A2. Maintain the visual integrity of the North End Historic District."

District Standards:

The placement of the solar PV system, with recommended modifications, preserves the original roof line of the home from the front streets. The dark color of the solar panels will help them blend with the roof color of the house and accessory building (Design Standards, District Standard B.4 and B.14).

“B4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment should not be visible from the front street.”

“B14. Minimize the impact of the new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.”

City Planning Staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.C.2.b.3 with conditions:

- 1) Revise the plan so the solar panels have a minimum three (3) feet setback from the front eave of the main house to preserve the distinctive gable roof feature. If this can't be achieved, then relocate all or some of the modules to the garage roof or reduce the number of panels on the main house.
- 2) Final Plan must clearly indicate that all exterior conduit and electrical equipment has a matte finish or color match to the main house and detached garage to minimize visibility.

STAFF STATEMENT OF COMPLIANCE:

HIST-24-0002 – Report of Acceptability

City Staff finds that the Report of Acceptability for the 1320 N Nevada Solar Addition project meets the review criteria for approval of a report of acceptability, as set forth in City Code Section 7.5.528.C.2.b.3 with the following conditions:

- a. Revise the plan so the solar panels have a minimum three (3) feet setback from the front eave of the main house to preserve the distinctive gable roof feature. If this can't be achieved, then relocate all or some of the modules to the garage roof or reduce the number of panels on the main house.
- b. Final Plan must clearly indicate that all exterior conduit and electrical equipment has a matte finish or color match to the main house and detached garage to minimize visibility.