



1320 N NEVADA SOLAR ADDITION NO. 2
HISTORIC PRESERVATION BOARD - JANUARY 6, 2025
 Staff Report by City Planner: William Gray



Quick Facts

Applicant/Owner
 Marcia and Timothy Murphy

Design Consultant
 Jesse Berkshire, Proud American Electrical, Inc.

Address / Location
 1320 North Nevada Ave
 Avenue

TSN(s)
 6407106014

Zoning and Overlays
 Zoning:
 R-2 (Two-Family)
 Overlay:
 HP-O (Historic Preservation Overlay)

Site Area
 9,500 Sq. Ft.

Land Use
 Detached Single Family Residential

Applicable Code
 Unified Development Code

Project Summary

The application proposes a solar addition that includes the installation of two (2) roof mounted solar PV systems to the existing home and detached garage. PV System No. 1 adds 11 new panels on the south facing roof slope of the main house; and PV System No. 2 adds nine (9) panels to the detached garage. In total, the proposed solar addition is for 20 new solar panels on the main house and detached garage.

File Number	Application Type	Decision Type
HIST-24-0016	Report of Acceptability	Quasi-Judicial

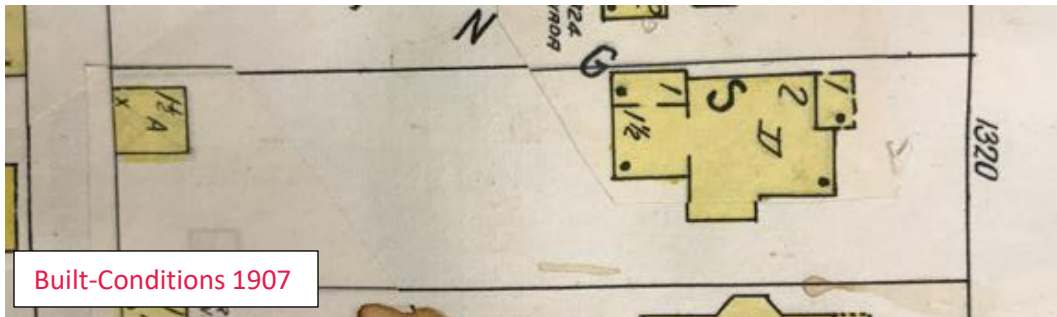
Background

Prior Land-Use History and Applicable Actions

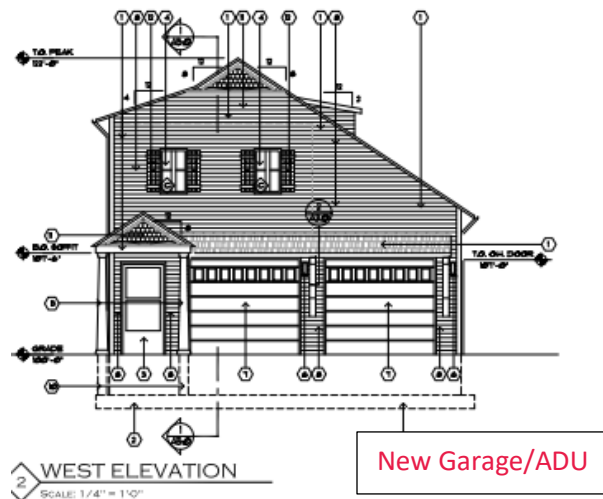
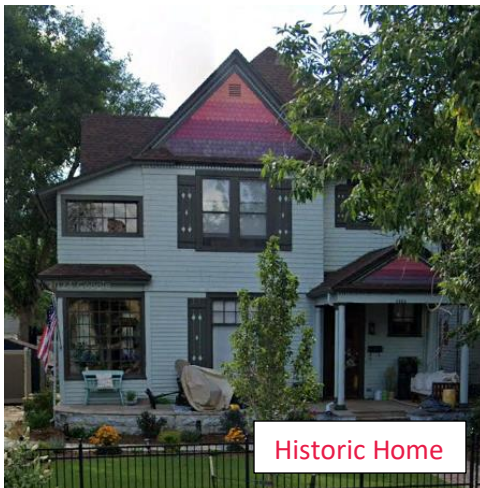
Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Town of Colorado Springs Addition No. 1	1873
Master Plan	Old North End Neighborhood Master Plan	
Prior Enforcement Action	N/A	N/A

Site History

The property became part of the city in 1872 with the Town of Colorado Springs Addition Annexation. This property is legally described as the North 50-feet of the South 50-feet of the East-1/2 of Block 214, Town of Colorado Springs First Addition. The First Addition of the Town of Colorado Springs was established shortly after annexation in 1873. The property was developed in 1890 with the main house and small accessory building adjacent to the alley. The image below shows the structures that existed on the property in 1907.



The main house is listed as a contributing structure in the North End Historic District based on its “gable end, classic and picturesque” architecture. Its form and character today are close to that of 1907. The original 1-1/2 story accessory building no longer exists on the property. A modern era 1-1/2 story, two-car garage with an ADU, built in 2022, is now located behind the house in its place. The Historic Preservation Board approved the Report of Acceptability for the



garage/ADU on July 11, 2022 (HPB RA 22-00397). This new garage with its approved Report of Acceptability would now be considered a contributing structure to the North End Historic District.

Finally, the Historic Preservation Board recently reviewed a similar project at this site for a solar addition (City File Number HIST-24-0002) which was approved on April 1, 2024. This application did not move forward because of a change in contractor.

Applicable Code

The subject application is within the boundaries of the North End Historic Preservation Overlay. The proposed work requires a building permit and is visible from a public right-of-way. These factors are the criteria for requiring a Report of Acceptability from the Historic Preservation Board. An approved Report of Acceptability is required before a building permit is issued by Pike Peak Regional Building Department. The Report of Acceptability is reviewed under Section 7.5.528, Historic Resource Alteration or Demolition, UDC. All subsequent references within this report that are made to “the Code” and related sections are references to the UDC.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1 6/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-2/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-5/HP-O (Multi-Family High with Historic Preservation Overlay)	Single Family Residential	N/A

Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	One (1) time, prior to the Historic Preservation Board Public Hearing
Postcard Mailing Radius	150'

Number of Postcards Mailed

23

Number of Comments Received

No public comment received

Public Engagement

The Report of Acceptability was noticed by postcards to property owners located within 150 feet of the site and a poster that was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

Timeline of Review

Initial Submittal Date

12/09/2024

Number of Review Cycles

1

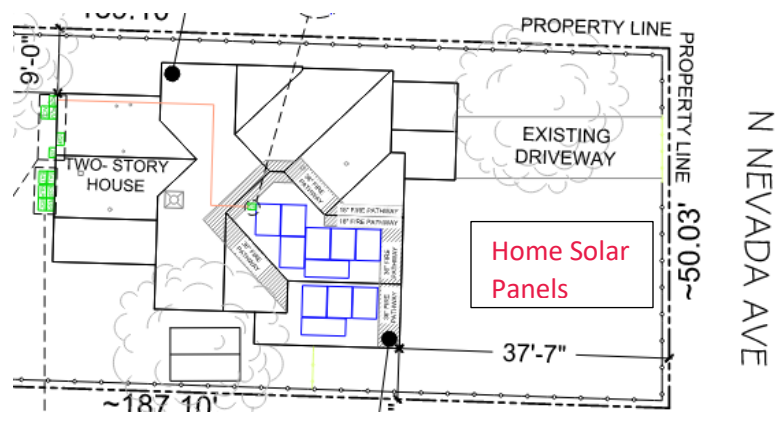
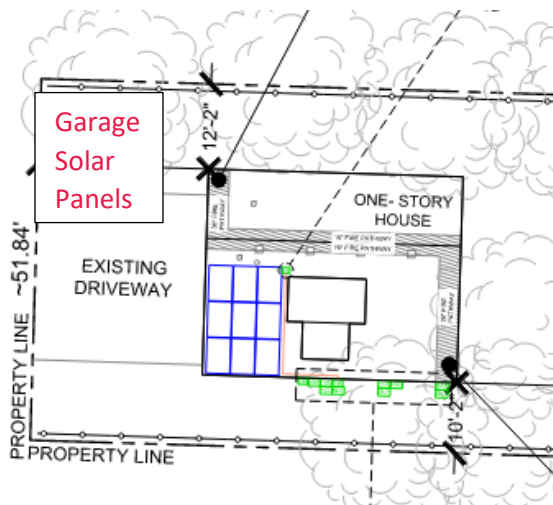
Item(s) Ready for Agenda

12/09/2024

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for the 1320 N Nevada Solar Addition No. 2 project that proposes adding a total of 20 new solar panels to the existing main house and detached garage. 11 panels are proposed on the main house and nine (9) panels are proposed on the detached garage (**see “Attachment 1-House Solar Addition Plans” and “Attachment 2-Garage Solar Addition Plans**). The solar panels on the main house are located toward the front of the structure on the south facing roof surface and setback three (3) feet from the front eave. The detached garage solar panels are located toward the alley side of the garage on the south facing roof surface. The blue rectangles shown in the images below are the locations for the new solar panels that are being added to the house and garage with this application.



All panels are flush mounted with a maximum 2-1/2 inches offset from the roof surface and are located on the side/slopes of the roof. The panels on the main house are located toward the front of the building, but they are setback from the front eave line to ensure minimal impact to the roof line. The solar panels on the detached garage are to the back and side of the building. The panel colors and rails of the new system are black, the conduit is the same, and exterior electrical equipment is located on the back of the main house and side of detached garage with matte finishes.

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.14, 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.

The project as it has been proposed is in alignment with the guidelines as listed above.

Application Review Criteria

UDC Section 7.5.528, Alteration and Demolition

In determining the decision to be made concerning the issuance of a Report of Acceptability, the Historic Preservation 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 architectural features 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 guidelines that have been 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 1815 N Tejon Solar Addition through the projects 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 is to the side and rear on the south elevation of the house and at the back of the property on the detached garage to reduce visibility from the public street and maintain the visual integrity of the North End Historic District (Design Standards, Areawide 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 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.

Statement of Compliance

HIST-24-0016

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.