

## **PUBLIC COMMENTS**

1524 N Nevada Rooftop Solar  
AR R 21-00724-HPB

**1. Ed and Brooke Stevenson, [edstevenson@gmail.com](mailto:edstevenson@gmail.com)  
1520 N Nevada Avenue**

I am writing in affirmation for the project, AR R 21-00724-HPB, requested by Steve and Ramona Crane at 1524 N Nevada Ave

I am their next-door neighbor directly to the South. The requested placement of solar panels is minimally visible from the front and even from the alley view. My backyard has the most direct view of the solar panels and my wife and I are would not be bothered by their appearance. It would bring me satisfaction to know that the improvements they are making are helping both the planet and improving the market value of the neighborhood.

There are several other houses in the neighborhood have also installed solar panels recently I cannot identify one that detracts from the aesthetic of the Old North End.

The Old North End Design Standards, which was very recently a topic of much debate, questions the use of solar panels. I would like to point out to the historic preservation board that the two main proponents of the design standards who are also board members of the Old North End had stated on record at public meetings that this line of the design standards was very problematic and needed to be revised. They, however felt it was more important that a rushed re-approval of the Design Standards before occur making the edits that they acknowledged need to be needed to be made. City council echo reservations of the Design Standards, particularly on this issue. But the "lame-duck" City Council ratified the standards aware they were deferring needed edits down the road to future councils.

I would like to remind the HPB that The Old North End association is not an HOA. It is an independent, dues-funded, organization that does not have membership of the majority of the residents of the neighborhood, nor do they follow their own policies for elective representation.

On occasion, board members of the old North End and the Historic Preservation Alliance have stated that solar panels are not needed because one could elect to pay more on their Springs Utilities bill to connect to a solar farm. This has many flaws.

1. Local production of energy is the most efficient. A portion of electrical energy is wasted in transmission. In Colorado the average is 7% loss of energy this is significant when it comes to reduction in carbon production.
2. Solar panels allow for independence from the electrical grid. There has been an increase in electrical delivery failures due to insufficient grid infrastructure making headline news in California and Texas, but with Colorado's rapid growth and decommissioning of coal power plants it is highly likely that we will see more variability in electrical service delivery in the future.
3. Solar panels are a form of adding equity to a house and raise property values.
4. Homes in the Old North End are incredibly energy inefficient. They were designed around the principle of cheap energy. Cooling was sufficient by simply opening the windows. In winter, it was intended that you open windows to provide ventilation to a large boiler and fireplaces. We live in a different time and all reasonable means to reduce the energy demands and carbon footprint are to be promoted.
5. Solar panels provide a significant sun shield effect. One study showed a nearly 40% reduction in energy for cooling demands from the sun blocking effects of solar panels. Anyone who's been in a black shirt on a sunny day in Colorado can understand how much effect this can have.