



# 11 E MADISON SOLAR ADDITION Historic Preservation Board August 5, 2024

Staff Report by City Planner: William Gray



## Quick Facts

### Applicant/Owner

Brian Reichel

### Design Consultant

Shawn Galiley, Ion Solar, LLC

### Address / Location

11 E Madison Street

### TSN(s)

6406209004

### Zoning and Overlays

Zoning:

R-1 (Single-Family)

Overlay:

HP-O (Historic Preservation Overlay)

### Site Area

4,500 Sq. Ft.

### Land Use

Detached Single Family Residential

### Applicable Code

Unified Development Code

## Project Summary

This application proposes a solar addition that includes the installation of one (1) roof mounted solar PV system. The Solar PV System will add 10 new panels on the east facing slope of the house's roof.

File Number	Application Type	Decision Type
HIST-24-0009	Report of Acceptability	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	North End Addition	1880
Subdivision	North End Addition	1889
Master Plan	Old North End Neighborhood Master Plan	1990
Prior Enforcement Action	N/A	N/A

### Site History

The property became part of the city in 1880 with the North End Addition Annexation. This property is legally described as the West 45 feet of the East 90 feet, Lots 1 through 4, Block 511, North End Addition. The North End Addition subdivision was established after annexation in 1889. The property was developed with the current residence in 1950.

The house is listed as a contributing structure in the North End Historic District based on its “1950’s Ranch Style” architecture.



### 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-5 (Multi-Family High)	Penrose/St. Francis Hospital	N/A
West	R-1 6/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1 6/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
East	R-2/HP-O (Two-Family with Historic Preservation Overlay)	Single Family Residential	N/A

### Context Map



## 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	12
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.

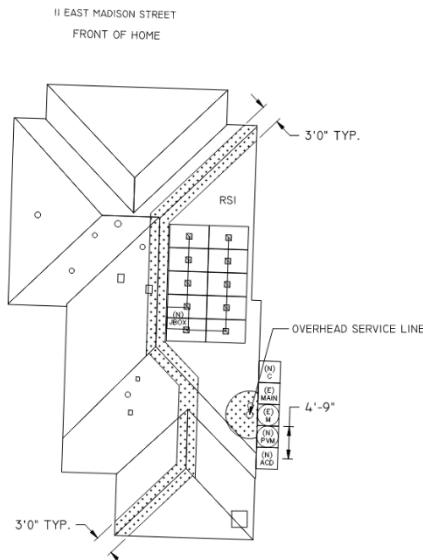
## Timeline of Review

Initial Submittal Date	07/08/2024
Number of Review Cycles	1
Item(s) Ready for Agenda	07/08/2024

## Report of Acceptability

### Summary of Application

The Applicant has submitted a Report of Acceptability for the 11 E Madison Solar Addition that proposes adding 10 new solar panels to the existing house (see "Attachment 1-Project Statement"). The solar panels on the house are located midway between the front and back of the structure and on the east facing roof surface (see "Attachment 2-Solar Addition Plans").



All panels are flush mounted with a maximum five inch (5") offset from the roof surface and are located on the side/slopes of the roof. The panel colors and rails of the new system are black, conduit is being run through the attic space, and exterior electrical equipment is located on the side of the house.

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 Northern Subarea. The 11 E Madison 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 on the east elevation of the house 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 street to minimize its impact on this historic 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-24-0009**

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.