

CITY HISTORIC PRESERVATION BOARD AGENDA
December 6, 2021

STAFF: WILLIAM GRAY

FILE NO:
AR R 21-00724-HPB – QUASI-JUDICIAL

PROJECT: 1524 NORTH NEVADA AVENUE ROOFTOP SOLAR

OWNER: STEPHEN AND RAMONA CRANE

DEVELOPER: STEPHEN AND RAMONA CRANE

CONSULTANT: PHOTON BROTHERS



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of 9,500 square feet of land located at 1524 North Nevada Avenue. The project is herein referred to as “1524 N Nevada Rooftop Solar”. The report of acceptability would allow for the construction of a roof mounted solar PV on the existing single-family residence in an R-2/HP (Two-Family Residential with Historic Preservation Overlay) zone district. The proposed system will be 7.5kW consisting of 15 panels situated to the rear and side of the house (see “1524 Solar Plan Set”, “Street Elevation Photo Rendering” and “South Elevation Photo Rendering” attachments). The proposed 1524 Solar Plan Set and Photo Renderings illustrates the proposed project.
2. Applicant’s Project Statement: (see “1524 Solar Project Statement” attachment)
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1524 North Nevada Avenue.
2. Existing Zoning/Land Use: The property is zoned R-2/HP (Two-Family Residential with Historic Preservation Overlay) and is developed with a two (2) story, 2,000 square feet single family residence and 720 square feet, one-story detached outbuilding.



3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its “gable end, tudor” architecture. The outbuilding is not listed as a contributing structure, but it is smaller and has a much simpler gable roof style than the main house.
4. Concurrent Applications: There are no concurrent applications. A building permit 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 17 property owners on one (1) occasion: prior to the Historic Preservation Board hearing. The site was also posted during the one (1) occasion noted above. The City Planning staff received one (1) public comment in support of this project (see “1524 Solar Public Comment” attachment).

ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:

- a. Application Summary

- i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the 1524 N Nevada Rooftop Solar project proposes to construct a new 5.7kW PV system with 15-panels. The panels are flush mounted with no more than four (4) inches offset from the top of roof and will not extend beyond the limits of the roof plan of the home. Panel colors and rails of the new system are powder coated black to blend with the dark roof color of the house. The placement of the panels is to the side and rear of the house and on roof sections that do not directly face North Nevada Avenue to minimize visual impact. The design of this solar PV installation minimizes the street view impact and maintains the architectural character of the residence.

This project will be visible from the public right-of-way and requires a building permit from Pike Peak Regional Building Department, which triggers approval of a Report of Acceptability from the Historic Preservation Board. 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 7.5.1605(C).

2. Conformance with Old North End Design Standards:

The project application has been evaluated for conformance with 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 1524 N Nevada Rooftop Solar project is consistent with the North End Design Standards as follows:

- a. **Area Wide Standards:**

The placement of the new panels is to the side and rear on the south elevation of the house and on roof sections that do not directly face North Nevada Avenue 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.”

b. **District Standards:**

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

“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.”

STAFF RECOMMENDATION:

AR R 21-00724-HPB – Report of Acceptability

Approve a Report of Acceptability to construct a new roof mounted solar PV on the existing single family residence located at 1524 N Nevada Avenue based upon the findings that the Report of Acceptability meets the review criteria as set forth in City Code Section 7.5.1605(C).