

CITY HISTORIC PRESERVATION BOARD AGENDA
June 5, 2023

STAFF: WILLIAM GRAY

FILE NO:
HIST-23-0004 - QUASI-JUDICIAL

PROJECT: 1832 N TEJON SOLAR ADDITION

OWNER: THOMAS WOLKOW AND LISA HINES

CONSULTANT: FREEDOM FOREVER, LLC



PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability for a roof mounted 4.8 kW solar PV system consisting of 12 panels on the roof surface of the existing single-family residence located at 1832 North Street. The project is herein referred to as “1832 N Tejon Solar Addition” (see “**Revised ROA Plans**” attachment).
2. Applicant’s Project Statement: (see “**Revised ROA Plans**” 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 1832 North Tejon Street (see “**Vicinity Map**” attachment).
2. Existing Zoning/Land Use: The property is zoned R-1 6000/HP (Single-Family Residential with Historic Preservation Overlay) and is developed with a two (2) story, 2,300 square feet single family residence and 180 square feet, detached garage (see “**East Elevation**”, “**South and East Elevation**”, “**North Elevation**”, and “**North and West Elevation**” attachments).





3. National Register/Contributing Structure: The residence is listed as a contributing structure in the North End Historic District based on its "craftsman chalet/bungalow" architecture. The outbuilding on the property is not listed as a contributing structure and is a simple, small, and gable roof building.
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. City Planning staff received no public comment on this project.

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 1832 N Tejon Solar Addition project has been revised to a 4.8kW PV system with 12-panels. The system was initially proposed as a 6.0kW PV system with 15-panels. Staff raised concerns with the 6.0kW system about proximity of panels to the ridge and front roof line of the gable roof, inconsistencies with panel sizes shown on the plans and the location of panels that covered or overlapped a valley between roof planes.

The panels are flush mounted with a three (3) inch offset from the roof surface and are located on side/rear slopes of the roof. They do not face Tejon Street or Fontanero Street. The panels to the front of the house have a three (3) feet setback from the front eave. All panels are located to not overlap a valley between roof planes. Panel colors and rails of the new system are black, and conduit will be painted to match the roof and siding color (**see “ROA Project Statement and Plans” attachment**).

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:

- 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.

The proposed project meets the guidelines as outlined above. There has been a clear 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 dormers. The solar panels are being placed on the side slopes of the roof and are off set a maximum of three (3) inches from the roof surface. Meter and other associate equipment have been located on the west façade of the home and behind a solid five (5) feet fence to be inconspicuous. The panels are installed so that they can be removed, and the original (current) character of the roof easily restored. The panels and railing are black to be compatible with the dark roof color. Conduits and other electric equipment are specified to match color of the house.

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. 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) with conditions.

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 1832 N Tejon Solar Addition project as conditioned 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 Tejon Street or Fontanero Street 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, with recommended modification, preserves the original roof line of the home from the front streets and the dark color will help them blend with the roof color of the house (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.”

STAFF RECOMMENDATION:

HIST-23-0004 – Report of Acceptability

Recommend approval to Historic Preservation Board a Report of Acceptability for the 1832 N Tejon Solar Addition project, based upon the findings that the Report of Acceptability meets the review criteria for a establishing a report of acceptability, as set forth in City Code Section 7.5.1605(C) and the North End Preservation Overlay Zone Design Standards.