1815 N TEJON SOLAR ADDITION
Historic Preservation Board - June 3, 2024
Staff Report by City Planner: William Gray

Quick Facts

Applicant/Owner
Michael and Carol Knaup

Design Consultant
Stephen Bazinski, Freedom Solar Power

Address / Location
1815 North Tejon Street

TSN(s)
6406403013

Zoning and Overlays
Zoning:

R-1 (Single-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

This application proposes a solar addition that includes the installation of two (2) roof mounted solar PV systems. PV System No. 1 adds 11 new panels on the south facing roof slope of the main house; and PV System No. 2 adds eight (8) panels to the detached garage where an existing eight (8) module solar PV system has previously been installed. This proposed addition adds a total of 19 new solar panels and brings the overall total of solar PV panels on the main house and detached garage to 27.

File Number	Application Type	Decision Type
HIST-24-0004	Report of Acceptability	Quasi-Judicial

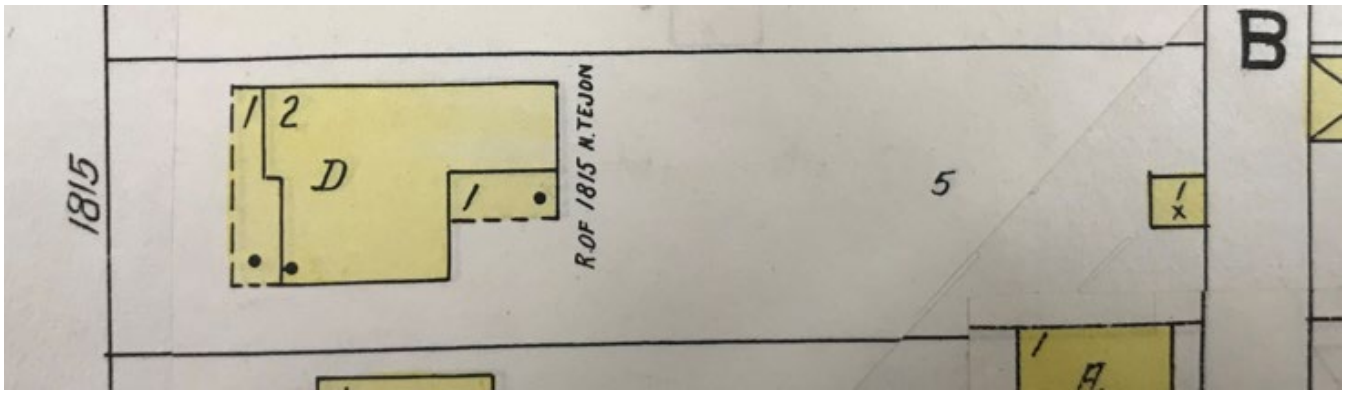
Background

Prior Land-Use History and Applicable Actions

Action	*Name*	*Date*
Annexation	Town of Colorado Springs	1872
Subdivision	Edwards 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 1872 with the Town of Colorado Springs Addition Annexation. This property is legally described as Lot 5, Block B, Edwards Addition. Edwards Addition was established after annexation in 1889. The property was developed in 1899 with the main house and small accessory building adjacent to the alley. The image below shows the property configuration and 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 “Georgian Square” architecture. Its form and character today are close to that of 1907. The original 1-story accessory building no longer

exists on the property. A modern era one-story, two-car garage is now located behind the house in its place. This garage is not a contributing structure to the historic district as it was not included in the North End Historic District Inventory. The date of construction is uncertain. Images of the main house and detached garage are shown at the bottom of Page 2.

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

	Zoning	*Existing Use*	*Special Conditions*
North	R-1/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
West	R-1/HP-O (Single-Family with Historic Preservation Overlay)	Single Family Residential	N/A
South	R-1/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	28
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 was placed on the property to inform the nearby neighbors and the neighborhood of the proposed project.

Timeline of Review

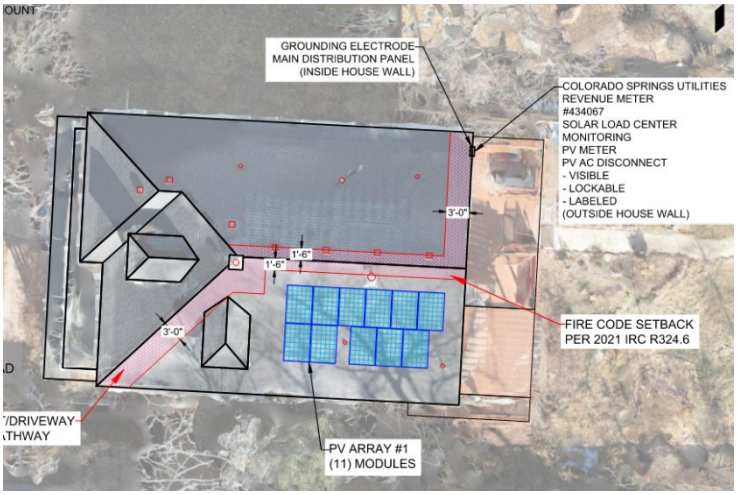
Initial Submittal Date	04/15/2024

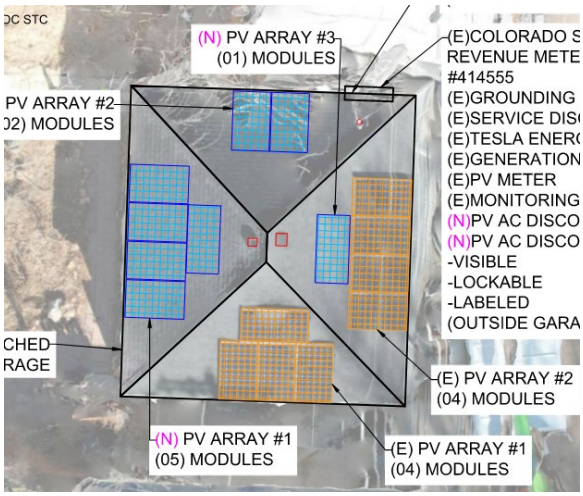
Number of Review Cycles	1
Item(s) Ready for Agenda	05/06/2024

Report of Acceptability

Summary of Application

The Applicant has submitted a Report of Acceptability for the 1815 N Tejon Solar Addition that proposes adding 19 new solar panels to the existing main house and detached garage. 11 panels are proposed on the main house and eight (8) panels are proposed on the detached garage **(see "Attachment 1-Solar Addition Plans").** The solar panels on the main house are located toward the back of the structure and on the south facing roof surface. The detached garage, which has a gambrel roof type, has an existing solar array of eight (8) panels that are located on south and east facing roof surfaces of the building. The new panels proposed for the garage will be on the east, west and north facing roof surfaces. The blue panels shown in the images below are the new panels being added to the house and garage with this application.





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 panels on the main house are located toward the back of the building and on the accessory building the panels are to the back and side. 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 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-24-0004

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.