CITY HISTORIC PRESERVATION BOARD AGENDA
September 11, 2023

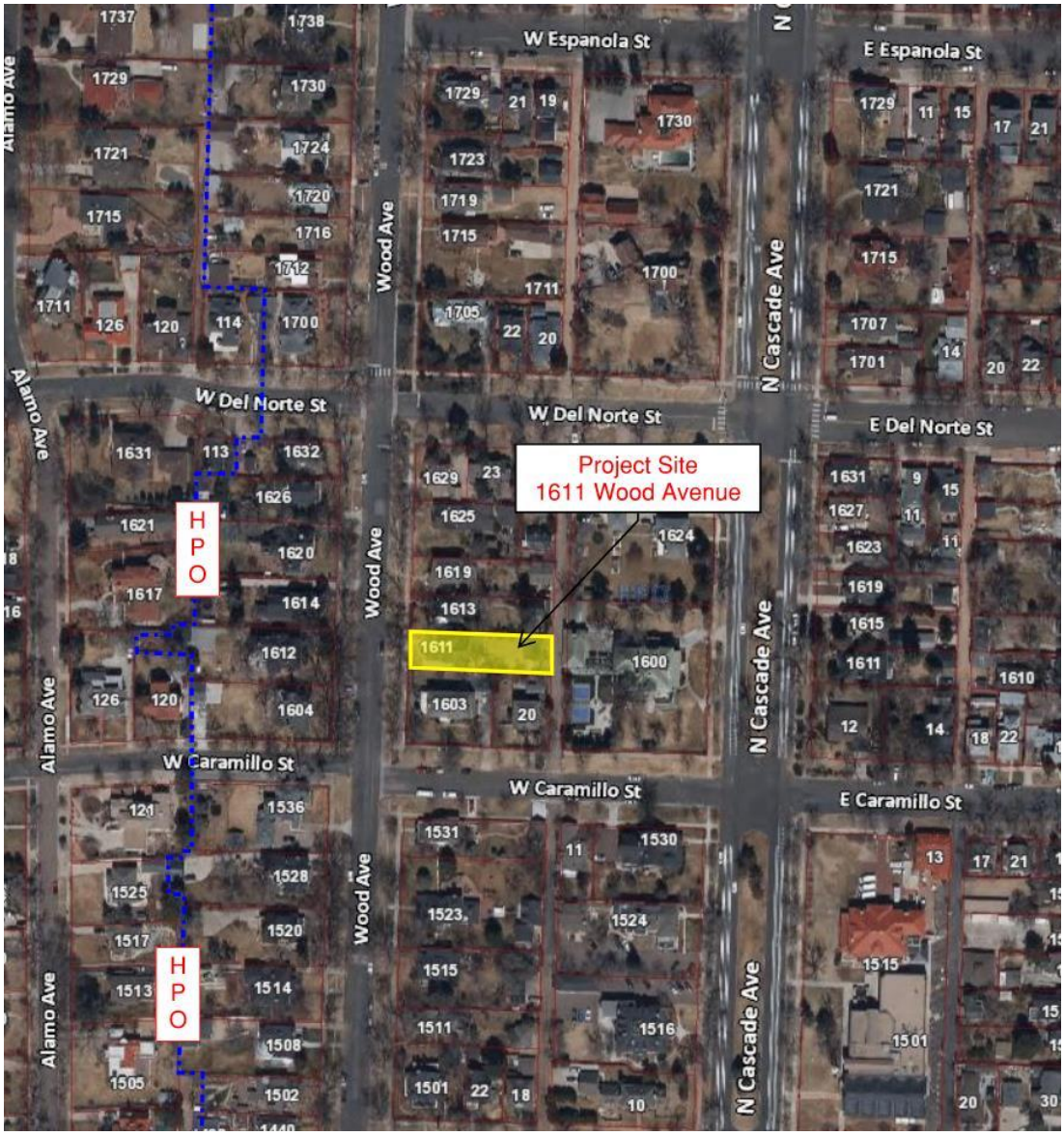
STAFF: WILLIAM GRAY

FILE NO:
HIST-23-0006 - QUASI-JUDICIAL

PROJECT: **1611 WOOD SOLAR ADDITION**

OWNER: **MARIO SOTO AND LINDA SANDERS**

CONSULTANT: **SUN POWER ENERGY, LLC**

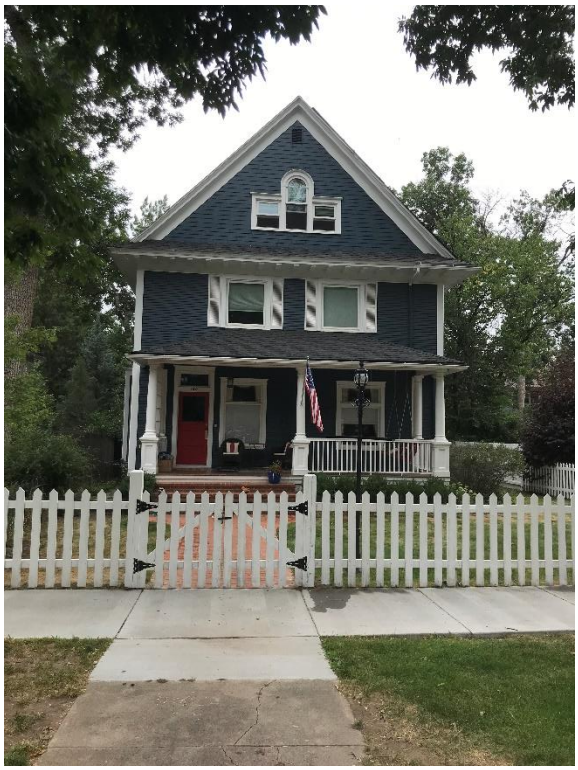


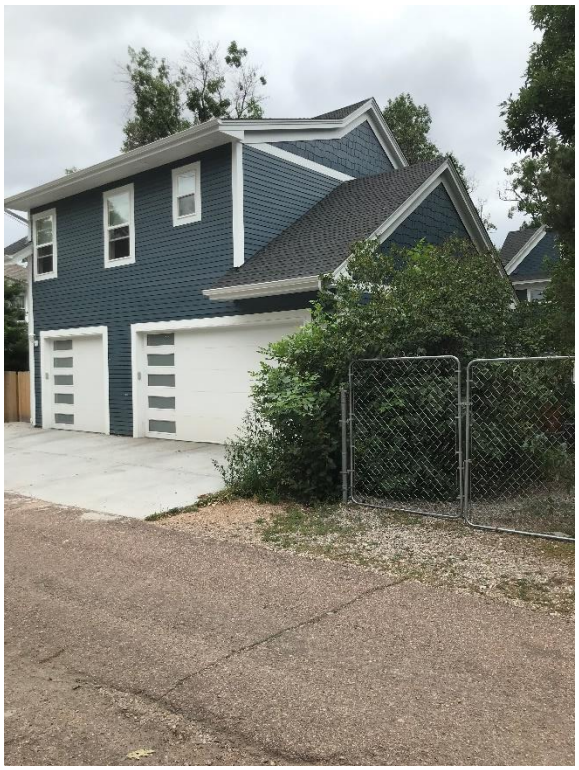
PROJECT SUMMARY:

1. Project Description: The project includes an application for a report of acceptability consisting of a 9,500 square feet lot located at 1611 Wood Avenue. The project is herein referred to as "1611 Wood Solar Addition". The report of acceptability would allow for the construction of a roof mounted solar PV addition on the roof surface of the existing detached garage in an R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) zone district. The proposed system is 6.8 kW consisting of 16 panels **(see "1611 Wood_Solar PV Plan" attachment)**.
2. Applicant's Project Statement: **(see "1611 Wood_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 1611 Wood Avenue.
2. Existing Zoning/Land Use: The property is zoned R-1 9000/HP (Single-Family Residential with Historic Preservation Overlay) and is developed with a 2.5 story, 4,890 square feet single family residence and 1,800 square feet detached three (3) car garage.





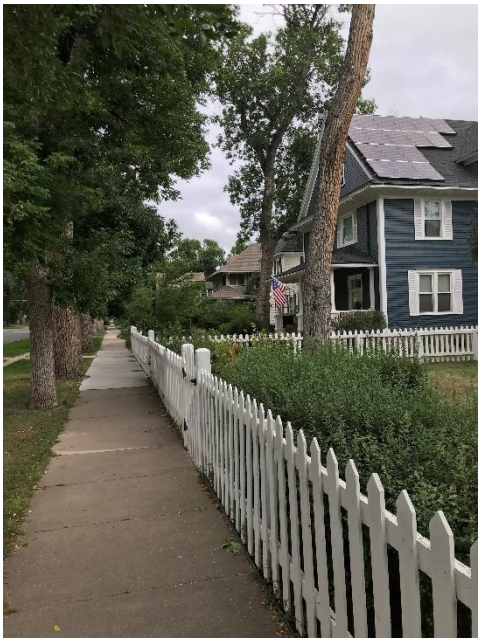
3. National Register/Contributing Structure: The residence built in 1890 is listed as a contributing structure in the North End Historic District based on its "Gable-end square" architecture and features. The detached is a new building constructed in 2022. The Historic Preservation Board approved a Report of Acceptability for the garage in 2020 (AR R 20-00408 HPB). The garage is not a contributing structure.
4. Concurrent Applications: There are no concurrent applications. A building permit is required for the proposed project.

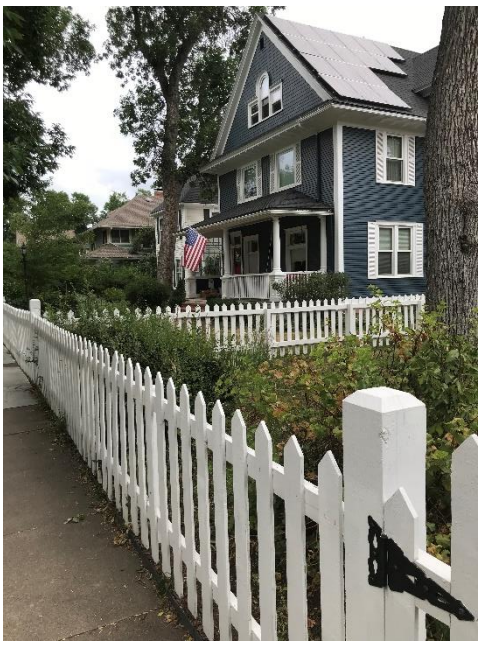
STAKEHOLDER PROCESS AND INVOLVEMENT:

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 23 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 1611 Wood Solar Addition project proposes to construct a new 6.8kW PV system with 16-panels on the detached garage in the rear yard of the lot. The panels are flush mounted with between three (3) to five (5) inches offset from the roof surface and are located on side slopes of the roof of the building. Panel colors and rails of the new system are black **(see "1611 Wood Solar PV Plans" and "1611 Wood Manufacturer's Specifications" attachments)**.





The main house also has an existing solar PV system. This system has a Report of Acceptability approved by the Historic Preservation Board (AR R 20-00244 HPB) (See photos on page 3).

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 obtrusive 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.
- 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 proposed project meets the guidelines as outlined above. The panels avoid obscuring distinctive features of the home as they have been located on the detached garage in the rear yard of the property. They are placed on side slopes of the roof and are off set not more than five (5) inches from the roof surface. The panels and railing are black to be compatible with the dark roof color. Conduits will have a matte finish to minimize visibility, and electric equipment associated with the solar panels are located on the west elevation of the garage. Visible only from the backyard 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 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).

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 1820 N Nevada Solar project is consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**
The placement of the new solar addition is on the detached garage in the rear yard of the property. It is the most unobtrusive location for the addition and not directly visible to Wood 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 on the detached garage preserves the architectural character of the home from the front street (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-23-0005 – Report of Acceptability
Recommend approval to Historic Preservation Board a Report of Acceptability for the 1611 Wood 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.