This document is the staff’s comparison of the Secretary of the Interior’s Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation.

Project: #2021-COA-254  
Address: 805 Gaylord Street  
Historic Dist/DLM: Morgan’s Subdivision  
Year structure built: C. 1906 (Period of Significance: n/a)  
Council District: #10 – Chris Hinds  
Applicant: Photon Brothers  
LPC Meeting: June 15, 2021  
Staff: Brittany Bryant

Project Scope Under Review: 
Solar Panels - 17 panel array

Staff Summary: 
The applicant, Photon Brothers, is proposing a 17-panel array on the south roof slope of gambrel roof and the west roof slope of a gable roof. The gable roof is the primary roof slope and the gambrel roof intersect with the gable roof and is visible from the secondary street frontage, East 8th Ave. Due to the level of visibility this application requires Commission review.

8 panels will be located on the south roof slope of the gambrel roof and 9 panels will be located on the west roof slope of the gable roof. All panels are located in the rear 2/3s of the total roof surface and will be flat mounted. Supporting equipment will be located on the north side of the primary structure.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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| 2.33 When installing solar collectors, minimize potential adverse effects on the character of a historic property.  
a. Place collectors in an unobtrusive location on the property, if possible. Such locations may include an addition, garage or secondary structure.  
b. Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.  
c. Mount collectors below the ridge line on a sloping roof. | Yes | Solar collectors will be placed on the roof of the primary structure. They will not obscure significant feature of the existing structure nor effect the overall character of the existing structure.  
Collectors will be mounted flush, with a minimum rise above the roof plane.  
The panels are located on the rear 2/3s of the roof slope. The west slope is not visible from the public right of way. The south gambrel slope is a secondary roof form; however, it has visibility from East 8th Avenue, a secondary street frontage. |
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<thead>
<tr>
<th align="right"><strong>Recommendation:</strong></th>
<th>APPROVAL</th>
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<tbody>
<tr>
<td align="right"><strong>Basis:</strong></td>
<td>All panels are located on the rear 2/3s of the roof. Panels will be flat mounted and will have minimal impact on the character defining features of the primary structure and surrounding historic context.</td>
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<td align="right"><strong>Suggested Motion:</strong></td>
<td>I move to APPROVE application #2021-COA-254 for the solar panel array at 805 Gaylord Street Street, as per design guideline 2.33, character-defining features for the Morgan’s Subdivision historic district, presented testimony, submitted documentation and information provided in the staff report.</td>
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Morgan’s Subdivision Historic District with 805 Gaylord Street outline in red
1929 Sanborn Map with 805 Gaylord Street outlined in red