This document is the staff’s comparison of the Secretary of the Interiors 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: #2023-COA-236
Address: 2555 W 36th Avenue
Historic Dist/DLM: Potter Highlands Historic District
Year structure built: 1885 (Period of Significance prior to & including 1943)
Council District: #1-Amanda Sandoval
Applicant: Alex Jones

LPC Meeting: July 11th, 2023
Staff: Bridgette Trujillo

Project Scope Under Review:
Installing 24 solar panels, seven of the proposed panels are to be installed on the front-facing roof plane of a primary structure and will be visible from primary street.

Staff Summary:
The applicant is requesting to install 24 solar panels. Seven solar panels will be installed on the front-facing roof plane of the primary structure and will be visible from the primary street- West 36th Avenue. The front facing roof plane of the primary structure is facing south and the main solar access for the structure is the front facing roof plane. Staff does not think the proposed solar panels will have a negative impact on the Potter Highlands Historic District, or the primary structure. If the applicant is required to remove the front-facing 7 panels, it is determined the amount of electric array will decreased from 12,110 kWh and 84% energy to 8,442 kWh and 58% energy.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
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<tbody>
<tr>
<td>2.35 Install solar panels in a location that minimizes visibility based on the structure’s roof form.</td>
<td>Yes/No</td>
<td>Seven of the solar panels will be located on the front-facing roof plane of the primary structure and will be visible from the primary street. The primary structure does face south and the main solar access is the south-facing roof slope, which is along West 36th Avenue. The proposed panels on the front roof plane will not negatively impact the structure’s character-defining features.</td>
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d. Set panels back from the horizontal roof ridge, and the front eave or vertical ridge of a sloped roof to minimize visual impacts. (Note: the location of solar panels must comply with current building code requirements.)

i. For a front-gable or front-facing gambrel roof, solar panels shall be set back at least three feet from the front eave.

e. For primary structures with two street frontages, solar panels may be installed on the roof surface facing the side street, but the panels must comply with the setback requirements noted above.

2.36 When installing solar panels, minimize potential adverse effects on the historic character of a property.

a. Locate solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, and adversely affecting the character-defining features of the property.

b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8" off the roof surface.

e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.

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**Recommendation:** Approval

**Basis:** Seven of the proposed panels will be on the front-facing roof slope of the building, which will be visible from the street. However, these solar panels contribute a substantial amount of the electrical generation of the solar array, and will not negatively impact the historic character of the property or historic district (guideline 2.35a). The panels will not obscure an distinctive roof features (guideline 2.36a), they will be installed not more than 8" above the roof surface (guideline 2.36b), and the side panels will be set back from the front roof eave (guideline 2.35d and e).

**Suggested Motion:** I move to APPROVE application #2023-COA-236 for the solar panel installation at 2555 W 36th Avenue, as per design guidelines 2.35, 2.36, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.
Potter Highlands Historic Map with 2555 West 36th Avenue outlined in red.