STAFF REPORT

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-0000606
Address: 1111 E 6th Avenue
Historic District: East Seventh Avenue
Year structure built: 1923 (Period of Significance: Prior to and Including 1943)
Council District: #7 - Flor Alvidrez
Applicant: Bailey Randall

LPC Meeting: March 5, 2024
Staff: Bridgette Trujillo

Project Scope Under Review:
The applicant proposes to install eight solar panels to be installed on the south front-facing roof plane of a primary structure. The panels will be visible from the primary street.

Staff Summary:
The applicant is requesting to install eight solar panels. All panels will be installed on the front-facing roof plane of the primary structure and will be visible from the primary street- East 6th 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. Although more discreet placement of solar panels is generally preferred, the applicant has addressed the design guidelines by demonstrating that the proposed location is the main solar access for the property, the panels are set as flush to the roof surface as possible, grouped together in one area, and set below the main ridge and away from adjacent eaves. Staff therefore does not find the proposed solar panels will have a negative impact on the East Seventh Avenue Historic District, or the primary structure. If the applicant is required to relocate the front-facing 8 panels to the north side front, it is determined the amount of electricity production will decrease from 5,211 kWh to 2,865 kWh approximately a 45% reduction of capacity.

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

<table>
<thead>
<tr>
<th>Guidelines</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
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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>No</td>
<td>Eight 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 East 6th Avenue. The proposed panels on the front roof plane will not negatively impact the structure’s character-defining features.</td>
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to ensure the panels do not negatively impact the structure’s character-defining features.

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.)

| Yes | The primary structure is located interior of the block facing East 6th Avenue. Eight panels will be installed on the south-western roof slope that faces East 6th Avenue, but they will be set back 3 feet from the front eave.

| 2.36 When installing solar panels, minimize potential adverse effects on the historic character of a property. | Yes | The proposed solar panels will have minimal adverse effects on the historic character of the 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. | Yes | The proposed solar panels will not obscure any roof features.

| b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8” off the roof surface. | Yes | The solar panels will not be more than 8” off of 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. | Yes | The solar panel equipment will be located at the rear of the dwelling.

| Recommendation: Approval |

| Basis: All eight 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 any 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-0000606 for the solar panel installation at 1111 East 6th Avenue, as per design guidelines 2.35, 2.36, character-defining features for the Seventh Avenue historic district, presented testimony, submitted documentation and information provided in the staff report. |
East Seventh Avenue Historic District with 1111 East 6th Avenue outlined in red.
1904 Sanborn Map with 1111 East 6th Avenue outlined in red.