



**City of Gainesville  
Department of Doing  
Planning Division**

PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

## **HISTORIC PRESERVATION BOARD STAFF REPORT**

**PUBLIC HEARING DATE:**

March 3, 2020

**ITEM NO:**

#1 under New Business

**PROJECT NAME AND NUMBER:**

HP-20-00007, 550 NE 6<sup>th</sup> Avenue

**APPLICATION TYPE:**

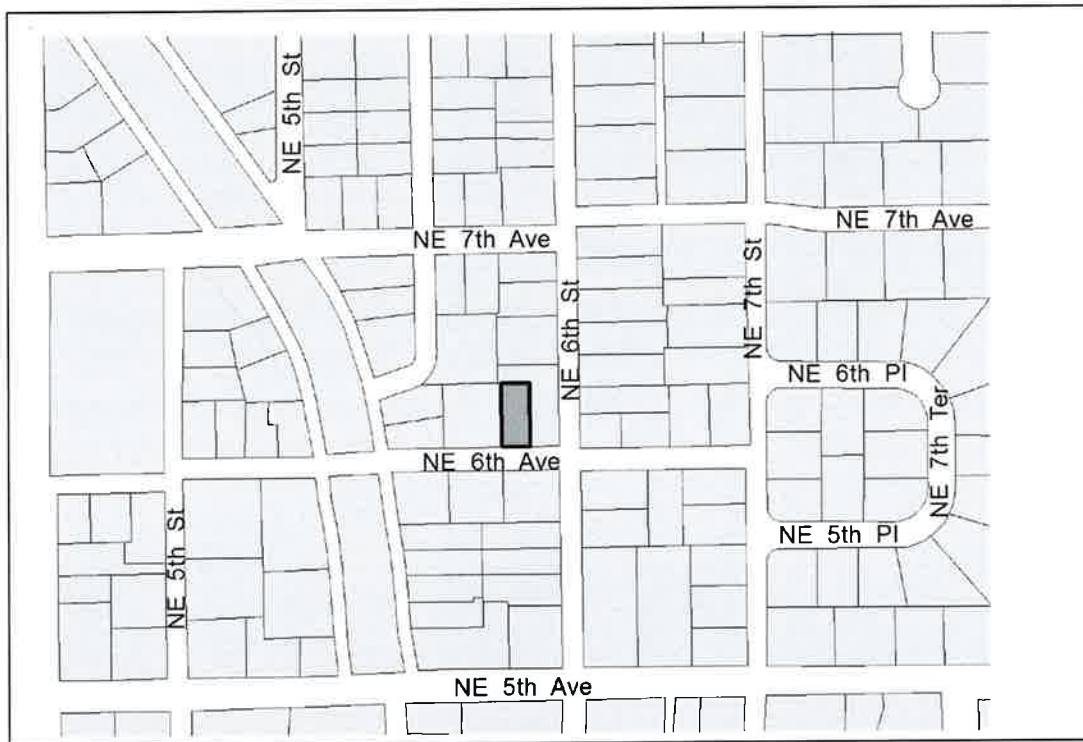
Quasi-Judicial: Installation of roof mounted photovoltaic solar system

**RECOMMENDATION:**

Staff recommends approval with recommendations as noted under "Recommendations" at the end of this report.

**CITY PROJECT CONTACT:**

Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

**Agent/Applicant:** Selena Patterson, Power Production Management, Inc.  
**Property Owner(s):** Steve & Elizabeth Nichtberger

**SITE INFORMATION:**

**Address:** 550 NE 6<sup>th</sup> Avenue  
**Parcel Number(s):** 12339-000-000  
**Existing Use(s):** Single-Family Residential  
**Zoning Designation(s):** RSF-3  
**Historic District:** Northeast Residential  
**Historic District Status:** Contributing  
**Date of construction:** c. 1928 (ACPA & AL00750)

**PURPOSE AND DESCRIPTION:**

Selena Patterson, Power Production Management Inc., agent for Steve & Elizabeth Nichtberger. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 550 NE 6<sup>th</sup> Avenue. This building is a contributing structure to the Northeast Residential Historic District.

**STAFF REVIEW AND RECOMMENDATION:**

**EXISTING**

The existing house is a one-story, stucco covered bungalow style house dating back to 1928. According to the Florida Master Site File, the house at 550 NE 6<sup>th</sup> Avenue represents a typical Gainesville house of the 1920's. The house has a wood frame structural system, a stucco covered chimney, a hip roof with a gable vent on the secondary roof structure, and double-hung windows. There has been exterior work done in recent years on the structure. A Certificate of Appropriateness (COA) for a reroof from shingle to shingle was approved in April of 2018 (HP-18-41), while in June of that year COA HP-18-64 (see Exhibit 3) was approved for a new raised porch, two small rear additions of less than 150 square feet total, and installation of new Marvin Integrity windows.

## PROPOSED

The applicant is requesting approval of a 5.232kW solar photovoltaic system on the roof, with 16 SunPower SPR-E20-E-AC residential modules and 16 SunPower SPR-E20-327-E-AC micro inverters, placed on the eastern roof surface of the principal structure. The modules are the flush mount type to be installed in the same plane as the roof. Due to a mix-up with the address of the property, the building permit for this project was not flagged as a property within a historic district. As a result, the system has been constructed, but has not received final building permit approval.

## REVIEW

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. A rooftop solar photovoltaic power system is a system that uses one or more photovoltaic panels installed on the surface of a roof, either parallel to a sloped roof/surface or rack-mounted on a flat roof, to convert sunlight into electricity and is ten kw or less for residential structures and 300 kw or less for nonresidential structures. The subject power system has been placed on the principal structure on the property which is a single-family dwelling. The building is considered a contributing structure in the Northeast Residential Historic District.

The system is located on a primary roof facade elevation. The installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible; the system is flush to the roof or low profile, to the extent feasible; and the system blends into the surrounding features of the historic resource to the extent possible.

### **Basis for Approval – Secretary of the Interior's Standards for Rehabilitation**

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Within the City of Gainesville Land Development Code, Section 30-4.28.E.4., indicates the staff approval guidelines for the review of rooftop solar photovoltaic systems. Those criteria are listed below:

4. ***Staff approval.*** The City Manager or designee may issue a certificate of appropriateness if the work will either result in the original appearance of the structure, as defined in this chapter, or will meet the city's Historic Preservation Rehabilitation and Design

Guidelines on file with the city. The City Manager or designee shall refer the application to the Historic Preservation Board if the work cannot be approved pursuant to this subsection.

- a. *Rooftop solar photovoltaic power systems.* For the installation of a rooftop solar photovoltaic power system, as defined in this chapter, the City Manager or designee may issue a certificate of appropriateness if the system: 1) will not be seen from any street frontage, 2) will meet the city's Historic Preservation Rehabilitation and Design Guidelines, and 3) will meet the following additional design criteria as applicable:
  - i. The system will be installed on a non-contributing accessory structure, such as a shed or garage, to a contributing or individually listed structure, or on a non-historic portion of a contributing or individually listed structure;
  - ii. The system will be located in a manner such that it does not affect the primary roof facade elevations;
  - iii. Installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers;
  - iv. Installation will not result in the removal or permanent alteration of historic fabric and is reversible;
  - v. The system will be flush to the roof or low profile, to the extent feasible;
  - vi. On flat roofs, the system will be set back from the edge. If there is a parapet, the system will be located behind the parapet walls; and
  - vii. The system will blend into the surrounding features of the historic resource.

The reason this petition is before the Historic Preservation Board for review is that the photovoltaic solar system is located on a contributing principal structure and the system is visible from the right-of-way on the primary roof facade elevation. However, the installation will not result in the permanent loss of significant character-defining features of a historic resource, such as existing roof lines or dormers; the installation is reversible in that the solar panels can be removed in the future without permanent alteration of the historic fabric of the house; the panels are the flush mount, low profile type and the system will have conduit that runs through the attic to the maximum extent possible in order to have no conduit visible on the roof.

The proposed solar panel installation does conform to the Secretary of the Interior's Standards for Rehabilitation, particularly Standard 2:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

and Standard 9:

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect*

*the historic integrity of the property and its environment.*

**RECOMMENDATION**

Staff recommends approval of the application.

**LIST OF EXHIBITS:**

- |                         |                                                                                                                            |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b><u>Exhibit 1</u></b> | <b>City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines:</i><br/>Roof and Roof Structures</b> |
| <b><u>Exhibit 2</u></b> | <b>COA Application &amp; Florida Master Site File AL00750</b>                                                              |
| <b><u>Exhibit 3</u></b> | <b>COA HP-18-64</b>                                                                                                        |
| <b><u>Exhibit 4</u></b> | <b>Pictures</b>                                                                                                            |
| <b><u>Exhibit 5</u></b> | <b>System Layout &amp; Product Information</b>                                                                             |

## **Exhibit 1      Historic Preservation Rehabilitation and Design Guidelines**

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

### **Roof and Roof Structures**

#### **Applicable Secretary Standards**

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The roof shape of the building, structure or object shall be visually compatible with the buildings to which it is visually related. It is important to identify, retain and preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. This includes the roof's shape as hipped, gambrel or mansard; decorative features such as cupolas, cresting and chimneys; and roofing materials such as slate, clay and tile.

Roofs are highly visibly components of historic buildings in Gainesville's Historic Districts. They are an integral part of a building's overall design and often help define its architectural style. Examples include mansard and belvederes which are primary features of the Second Empire and the Airplane Bungalow styles, respectively. Materials such as clay tile and ornamental metals which cover roofs in Gainesville are also significant and should be preserved in the course of rehabilitating a building.

Roof forms comprise an important part of streetscapes in the historic district and create a unified rhythm with neighboring buildings. The most numerous residential roof types are gable, hip, or a combination. Other common examples are pyramidal, gambrel, and clipped

gable (jerkinhead). Flat roofs with parapets predominate in commercial buildings in the Pleasant Street District.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

#### **Recommended**

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

#### **Not Recommended**

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high portland cement content shall not be used.
3. Masonry surfaces shall not be sand-blasted.
4. Avoid applying paint or other coatings to roofing materials which historically have not been painted.

### **Staff Approval Guidelines**

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

*Vents and pipes for water heaters, dryers, stoves, etc., are appropriate;*

*Skylights which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;*

*Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of way and do not destroy or damage historic roofing features, shapes or materials;*

*Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;*

*Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and*

*Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials but distinguishable from the historic portions.*

### **Board Approval Guidelines**

*Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.*

*Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.*

*Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.*

*Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.*

*Roof decks and balconies should be composed of materials that are sympathetic with the historic building.*

*Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights which project minimally from the roof, are the recommended treatment.*

*The design of roofing features, shapes or materials which seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.*

**REQUIREMENTS**

CONTACT THE HISTORIC  
PRESERVATION OFFICE FOR A  
PRE-APPLICATION CONFERENCE  
334.5022

REVIEW THE CHECKLIST FOR A  
COMPLETE SUBMITTAL (If all  
requirements are not submitted it  
could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR  
USB FLASH DRIVE CONTAINING  
ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO  
SCALE SHOWING ALL DIMENSIONS  
AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED  
REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED  
SURVEY

PHOTOGRAPHS OF EXISTING  
CONDITIONS

ANY ADDITIONAL BACKUP  
MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE,  
TURN IN YOUR COMPLETED COA  
APPLICATION TO THE PLANNING  
OFFICE (RM 210, THOMAS CENTER-  
B), PAY APPROPRIATE FEES, AND  
PICK UP PUBLIC NOTICE SIGN TO BE  
POSTED 10 DAYS IN ADVANCE OF  
THE MEETING.

MAKE SURE YOUR APPLICATION  
HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE  
APPLICATION AND SUBMIT THE  
NECESSARY DOCUMENTATION WILL  
RESULT IN DEFERRAL OF YOUR  
PETITION TO THE NEXT MONTHLY

Planning & Development Services 306 N.E. 6th Avenue  
Gainesville, Florida 32601  
352.334.5022 Fax 352.334.3259  
www.cityofgainesville.org/planningdepartment

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐  
Repair ☐ Fence ☐ Re-roof ☐ Other ☒

**PROJECT LOCATION:**

Historic District: Northwest Residential  
Site Address: 550 NE 6th Ave. Gainesville, FL 32601  
Tax Parcel #: 12339-000-000

**OWNER**

Steve M. & Elizabeth M. Nichtberger  
Owner(s) Name

Corporation or Company

550 NE 6th Ave.  
Street Address  
Gainesville, FL 32601  
City State Zip  
(352) 870-4070  
Home Telephone Number

Cell Phone Number

Fax Number

snichtberger@gmail.com  
E-Mail Address

**APPLICANT OR AGENT**

Selena Patterson  
Applicant Name

Power Production Management Inc.  
Corporation or Company

625 NW 8th Ave.  
Street Address  
Gainesville, FL 32601  
City State Zip  
(866) 828-3337  
Home Telephone Number

Cell Phone Number

Fax Number selena@sunppm.com  
~~snichtberger@gmail.com~~  
E-Mail Address

**TO BE COMPLETED BY CITY STAFF**

(PRIOR TO SUBMITTAL)

Fee: \$ 127.50  
EZ Fee: \$ 63.75

HP # 20-00007

Contributing Y ☒ N ☐

Zoning RSF-3

Pre-Conference Y ☒ N ☐

Application Complete Y ☒ N ☐

Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks  
Y ☐ N ☒

Received By Mike Hoge

Date Received 2/3/2020

- ☐ Staff Approval—No Fee (HP Planner initial \_\_\_\_\_)
- ☒ Single-Family requiring Board approval (See Fee Schedule)
- ☐ Multi-Family requiring Board approval (See Fee Schedule)
- ☐ Ad Valorem Tax Exemption (See Fee Schedule)
- ☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- ☐ Account No. 001-660-6680-3405
- ☐ Account No. 001-660-6680-1124 (Enterprise Zone)
- ☐ Account No. 001-660-6680-1125 (Enterprise—Credit)

RECEIVED

FEB

3 2020

STAMP

## DID YOU REMEMBER?

CHECK YOUR ZONING AND  
SETBACKS FOR  
COMPLIANCE

REVIEW THE HISTORIC  
PRESERVATION  
REHABILITATION AND  
DESIGN GUIDELINES

REVIEW THE SECRETARY  
OF INTERIOR'S STANDARDS  
FOR REHABILITATION

CHECK TO SEE IF YOU  
WOULD BE ELIGIBLE FOR A  
TAX EXEMPTION FOR  
REHABILITATION OF A  
HISTORIC PROPERTY

THE HPB MEETINGS ARE  
HELD MONTHLY AT CITY  
HALL, 200 EAST

UNIVERSITY AVE,  
GAINESVILLE, FL 32601, CITY  
HALL AUDITORIUM AT 5:30PM.  
THE SCHEDULE OF MEETINGS  
IS AVAILABLE ON THE  
PLANNING DEPARTMENT  
WEBSITE.

THE HISTORIC PRESERVATION  
OFFICE STAFF CAN PROVIDE  
ASSISTANCE AND GUIDANCE  
ON THE HP BOARD'S REVIEW  
PROCESS, AND ARE AVAILABLE  
TO MEET WITH PROPERTY  
OWNERS OR AGENTS. IF YOU  
NEED ASSISTANCE, PLEASE  
CONTACT THE HISTORIC  
PRESERVATION PLANNER AT  
(352) 334-5022 OR (352) 334-  
5023.

## PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES  
WHO REQUIRE ASSISTANCE TO  
PARTICIPATE IN THE MEETING  
ARE REQUESTED TO NOTIFY  
THE EQUAL OPPORTUNITY  
DEPARTMENT AT 334-5051  
(TDD 334-2069) AT LEAST 48  
HOURS PRIOR TO THE  
MEETING DATE.  
FOR ADDITIONAL  
INFORMATION, PLEASE CALL  
334-5022.

## OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) and within the Land Development Code, Section 30-1.12.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

## CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

## SIGNATURES

Owner

Applicant or Agent

Date

Date 2/3/2020

2

## PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

Single family dwelling with Shingle roof in good condition.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Installation of 5.232 kW Solar PV System with 16 x Sunpower SPR-E20-E-AC Modules and 16 x Sunpower SPR-E20-327-E-AC Microinverters. Roof mounted.

## DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

NA

## MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

NA

**A pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is **an application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment) to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

**THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.**

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

## SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
<b>Survey and Site Plan</b>	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Drawings to Scale</b>	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. <b>A scaled line elevation drawing &amp; footprint drawing is required for all new construction.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>▪ Elevations</li> <li>▪ Floor Plan</li> <li>▪ Square Footage</li> <li>▪ Dimensions &amp; Height</li> <li>▪ Materials &amp; Finishes</li> </ul>			
<b>Photographs</b>	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Specific Items</b>	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Modification of Existing Zoning</b>	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Demolition Report</b>	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Notarized Consent Letter</b>	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

## CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

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HISTORIC PRESERVATION PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP \_\_\_\_\_ AT THE \_\_\_\_\_ MEETING. THERE WERE \_\_\_\_\_ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A \_\_\_\_\_ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

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THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

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CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

**Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.**

# TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

## An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at [www.municode.com](http://www.municode.com) for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11  
Gainesville, Florida 32602-0490

352.334.5022

352.334.5023

Fax: 352.334.3259

[www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

Owners Name:

Steve M. & Elizabeth M. Nichtberger

Address: 32601  
550 NE 6th Ave., Gainesville

Phone: (352) 870-4070

Email: snichtberger@gmail.com

Agent Name:

Power Production Management, Inc.

Address: 32601  
625 NW 8th Ave. Gainesville

Phone: (866) 828-3337

Email: selena@sunppm.com

Parcel No.: 12339-000-000

Acreage: 0.15

S:

T:

R:

**I hereby certify that:** I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: \_\_\_\_\_

Printed name: STEVE NICHTBERGER

Date: 2/3/2020

The foregoing affidavit is acknowledged before me this 3rd day of February, 2020 by Steve Nichtberger, who is/are personally known to me, or who has/have produced N231-793-59-350-0 as identification.

NOTARY SEAL

Signature of Notary Public, State of FL





Alachua County, Board of County Commissioners  
Department of Growth Management  
10 SW 2nd Ave., Gainesville, FL 32601  
<https://growth-management.alachuacounty.us>

Submit Application to: Building Division  
building@alachuacounty.us  
Tel. 352.374.5243  
Fax. 352.491.4510

## NOTICE OF COMMENCEMENT

This Instrument Prepared By:

Name: Power Production Management

Address: 625 NW 8th Ave, Gainesville, FL 32601

Permit No: \_\_\_\_\_

Tax Folio No: \_\_\_\_\_

STATE OF: Florida

COUNTY OF: Alachua

THE UNDERSIGNED HEREBY gives notice that improvement(s) will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

**1. DESCRIPTION OF PROPERTY:** Street Address: 550 Northeast 6 Avenue Gainesville, FL, 32601

Legal Description: HIGHLANDS PB A-135 LOT 107 OR 4577/1104

**2. GENERAL DESCRIPTION OF IMPROVEMENT(S):** Installation and interconnection of roof-mounted 5.232kW solar PV array.

**3. OWNER INFORMATION:** a.) Name: Steve Nichtberger Address: 550 NE 6th Ave, Gainesville, FL 32601

b.) Interest in Property: \_\_\_\_\_

c.) Fee Simple Titleholder (if other than owner) Name: \_\_\_\_\_ Address: \_\_\_\_\_

**4. CONTRACTOR:** a.) Name: \_\_\_\_\_ Address: \_\_\_\_\_ b.) Phone: \_\_\_\_\_

**5. SURETY:** a.) Name: Power Production Management- Jason Gonos Address: 625 NW 8th Ave, Gainesville, FL 32601

b.) Amount of bond \$: \_\_\_\_\_ c.) Phone: \_\_\_\_\_

**6. LENDER:** a.) Name: \_\_\_\_\_ Address: \_\_\_\_\_ b.) Phone: \_\_\_\_\_

**7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a) 7., Florida Statutes:**

a.) Name: \_\_\_\_\_ Address: \_\_\_\_\_ b.) Phone: \_\_\_\_\_

**8. In addition to himself, Owner designates the following person(s) to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.**

a.) Name: \_\_\_\_\_ Address: \_\_\_\_\_ b.) Phone: \_\_\_\_\_

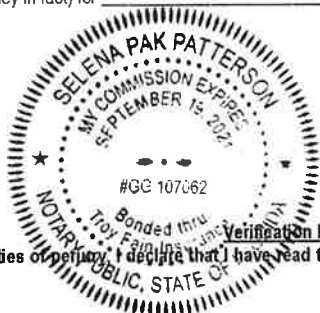
**9. Expiration date of notice of commencement (the expiration date is one (1) year from the date of recording unless a different date is specified.)** \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

Signature of Owner or Owner's Authorized Officer/Director  
Partner/Manager

Signatory's Title/ Office OWNER

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2020 (year)  
by Steve Nichtberger (name of person) as owner (type of authority, e.g. officer,  
trustee, attorney in fact) for \_\_\_\_\_ (name of party on behalf of whom instrument was executed).



Signature of Notary Public - State of Florida  
Print, Type, or Stamp Commissioned Name of Notary Public  
Commission Number: GC 107062  
Personally Known \_\_\_\_\_ or Produced Identification DL  
N2A-793-59-350-0

**Verification Pursuant to Section 92.525, Florida Statutes**  
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing Above

Operator: Michael Hoge

FEB 03 2020

Receipt no: 92524

Item	Description	Account No	Payment	Payment Reference	Paid
HP-20-00007 00550 NE 6TH AVE Nichtberger Roof Replacement	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	1601	\$63.75
Total:					\$63.75

Transaction Date: 02/03/2020

Time: 15:11:13 EST





**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name HP-20-00007  
Applicant (Owner or Agent) Power Production Management, Inc.  
Tax parcel(s) 12339-000-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7.

8. Applicant (signature) [Signature]

Applicant (print name)

STATE OF FLORIDA,  
COUNTY OF ALACHUA

Before me the undersigned, an officer duly commissioned by the State of Florida, on this 13th day of February, 2020, personally appeared [Signature] who being first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Notary

Public

My Commission expires: 9/19/2021



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY

Petition Number HP-20-00007 Planner Jason Simmons

412339

## Site Inventory Form

Site No. 1009==

Gainesville, FL 32601 813==

County: Alachua 808==

Gainesville, FL 32601 902==

Type of Ownership private 848== Recording Date 832==

818==

NR Classification Category: building 916==

☐ Other (See Remarks below) 878: z

Areas of Significance: architecture 910==

911==

Photographic Record Numbers HGI 9-12 860==

ARCHITECT \_\_\_\_\_ 872==  
 BUILDER \_\_\_\_\_ 874==  
 STYLE AND/OR MODE Bungalow 964==  
 PLAN TYPE rectangular, irregular 966==  
 EXTERIOR FABRIC(S) stucco, textured 854==  
 STRUCTURAL SYSTEM(S) wood frame 856==  
 FOUNDATION: \_\_\_\_\_ 942==  
 ROOF TYPE: hip 942==  
 SECONDARY ROOF STRUCTURE(S): gable vent 942==  
 CHIMNEY LOCATION: end, exterior 942==  
 WINDOW TYPE: DHS 1/1 882==  
 CHIMNEY: stucco covered 882==  
 ROOF SURFACING: composition 882==  
 INTERIOR WALLS: \_\_\_\_\_ 882==  
 ORNAMENT INTERIOR: \_\_\_\_\_ 882==  
 ORNAMENT EXTERIOR: inset porch 950==  
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 954==  
 OTHER (SPECIFY) \_\_\_\_\_ 809==

100 GAINESVILLE EAST 7.5 1966

Map  
Lati

LOCA



HP-18-64

550 NE 6th Avenue

EXHIBIT

tabbles

3

**CERTIFICATE OF APPROPRIATENESS**

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☒ This meets the Secretary of Interior's Standards for Rehabilitation and the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines.

- new raised porch w/stucco finish and concrete steps, approx. ht: 26"
- Retain corner porch column; don't add trim
- new rear additions @ 108 sf (screen porch) + 35 sf
- window & Marvin Integrity
- Removal of existing asbestos roofing tile & ridge roll
- installation of new architectural shingle roofing

HISTORIC PRESERVATION PLANNER

Clemmy Luchi

DATE

6/12/2018

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP \_\_\_\_\_ AT THE \_\_\_\_\_ MEETING. THERE WERE \_\_\_\_\_ MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A \_\_\_\_\_ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

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CHAIRPERSON

DATE

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

# Solar Installation

Write a description for your map.

## Legend

📍 550 NE 6th Ave

EXHIBIT

tabbles

4



Google Earth

©2020 Google

7.47 ft











# 5.232 KW PHOTOVOLTAIC SYSTEM LAYOUT

Array	Quantity	Mounting Type	Roof Pitch	Azimuth	"a" Dimension	Roof Type	Attachments	Rails/ Splices
1	16	Flush Mount	27°	90°	4 ft	Shingle	29	12/6
						Total	29	12/6

ACSE 7-10 Wind Speed Risk Category II 125 mph  
 ASCE 7-10 Snow Load 0 lbs/sqft  
 Mean Roof Height 16' C  
 Exposure Category C

## Legend

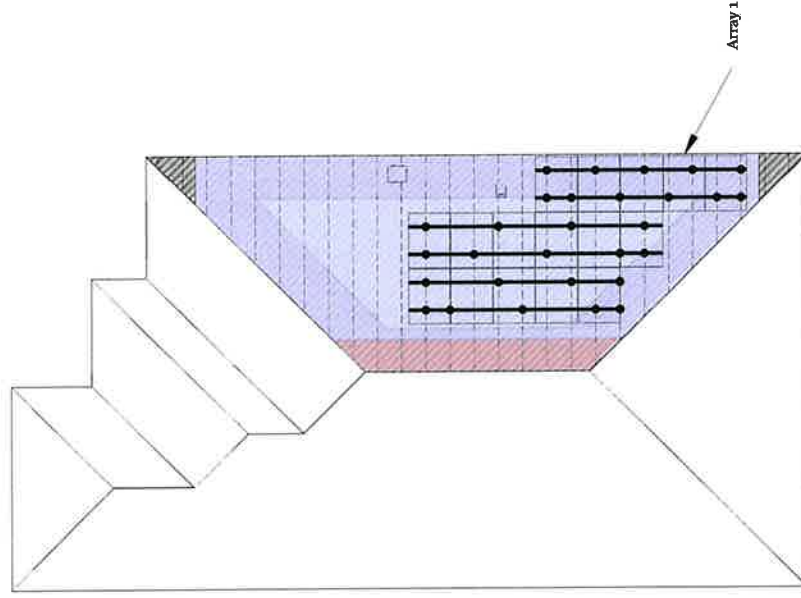
PV Module NFPA Setback ---- Rafter

— Rail • Penetration Points

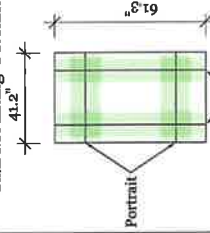
Note: If NFPA Setback is present, modules must be 3 ft from the ridge and 18 in from hips and / or valleys where panels are on both sides of the hip and/ or valley **Required**

Roof Zones for Wind Loading  
 Zone 1 Zone 2 Zone 3  
 Maximum Attachment Spacing  
 Zone 1 6 ft  
 Zone 2 4 ft  
 Zone 3 0 ft

Rafter Spacing 24 in  
 Maximum Cantilever 24 in

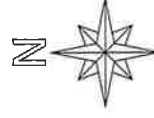


## Rail Mounting Guidelines



## Mounting Zones

Portrait 2 in - 16 in  
 Landscape 2 in - 15 in



SCALE: 1" = 10'  
 0 5 10 20



## COMPANY INFORMATION

**POWER PRODUCTION MANAGEMENT INC.**  
 625 NW 8TH AVE  
 GAINESVILLE, FL 32601  
 TEL: 866.328.3337

## SYSTEM INFORMATION

5.232 KW DC SYSTEM (STC)  
 5.04 KW AC SYSTEM  
 (16) SUNPOWER SPR-E20-327-E-AC MODULES  
 (16) SUNPOWER SPR-E20-327-E-AC INVERTERS

## OWNER INFORMATION

**STEVE NICHTBERGER**  
 550 NE 6TH AVENUE  
 GAINESVILLE, FL 32601  
 TEL: 352.870.4070

## REVISION INFORMATION

REVISION #	REV. DATE	DRAWN BY
1	1/8/2020	AS
2		
3		
4		
5		
6		
7		
8		

## SHEET DESCRIPTION

## LAYOUT

SHEET SIZE

11 X 17

SHEET NUMBER

**PV-3**

5.232 KW PHOTOVOLTAIC SYSTEM STRING MAP & ROOF MEASUREMENTS

String Schedule			
Array	String	# Modules	New or Existing
1	1	8	New
	2	8	New
Maximum String Length: 12 Modules			



**COMPANY INFORMATION**  
**POWER PRODUCTION MANAGEMENT INC.**  
625 NW 8TH AVE  
GAINESVILLE, FL 32601  
TEL: 866.828.3337

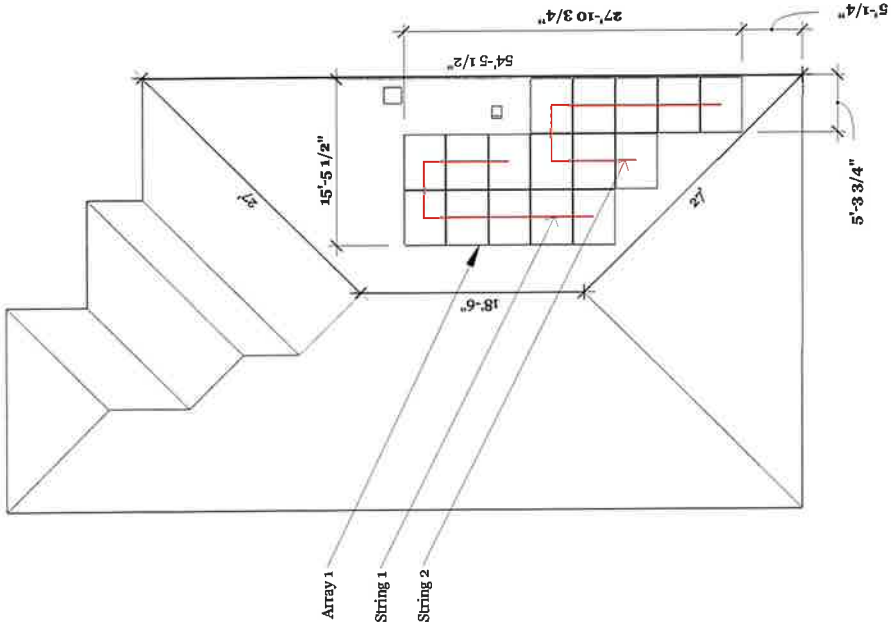
**SYSTEM INFORMATION**  
5.232 KW DC SYSTEM (STC)  
5.04 KW AC SYSTEM  
(16) SUNPOWER SPR-E20-327-E AC MODULES  
(16) SUNPOWER SPR-E20-327-E AC INVERTERS

**CUSTOMER INFORMATION**  
**STEVE NICHTBERGER**  
550 NE 6TH AVENUE  
GAINESVILLE, FL 32601  
TEL: 352.870.4070

REVISION INFORMATION	
REVISION #	REV. DATE
1	1/8/2020
2	AS
3	
4	
5	
6	
7	
8	

**SHEET DESCRIPTION**  
**STRING MAP & DIMENSIONS**  
SHEET SIZE  
**11 X 17**  
SHEET NUMBER

**PV-4**





# SUNPOWER®

## SunPower® X-Series: E20-327 | E19-320

# SunPower® Residential AC Module

Built specifically for use with the SunPower Equinox™ system, the only fully integrated solution designed, engineered, and warranted by one manufacturer.



### Maximum Power. Minimalist Design.

Industry-leading efficiency means more power and savings per available space. With fewer modules required and hidden microinverters, less is truly more.



### Highest Lifetime Energy and Savings.

Designed to deliver 60% more energy over 25 years in real-world conditions like partial shade and high temperatures.<sup>1</sup>

### Fundamentally Different. And Better.



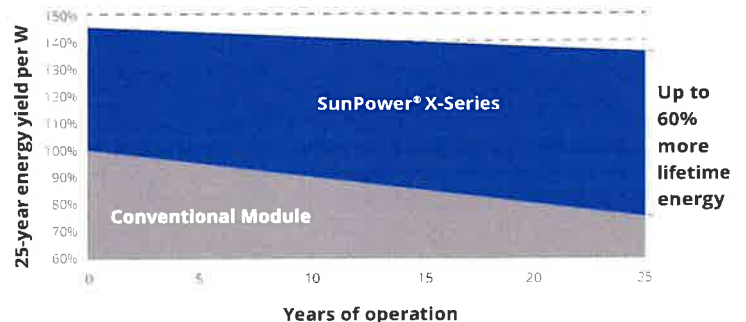
The SunPower® Maxeon® Solar Cell

- Enables highest-efficiency modules available.<sup>2</sup>
- Unmatched reliability<sup>3</sup>
- Patented solid metal foundation prevents breakage and corrosion



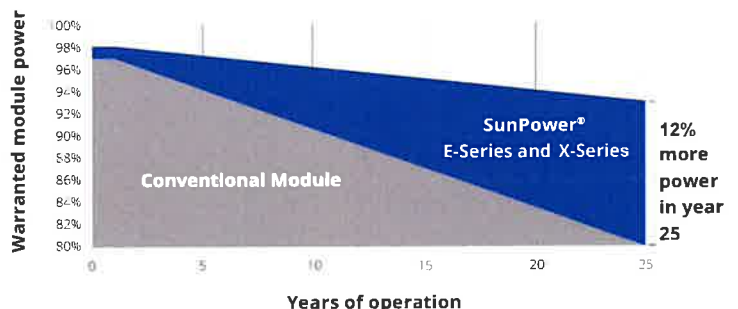
Factory-integrated Microinverter

- Simpler, faster installation
- Integrated wire management, rapid shutdown
- Engineered and calibrated by SunPower for SunPower modules



### Best Reliability. Best Warranty.

With more than 25 million modules deployed around the world, SunPower technology is proven to last. That's why we stand behind our module and microinverter with the industry's best 25-year Combined Power and Product Warranty, including the highest Power Warranty in solar.



## X-Series: E20-327 | E19-320 SunPower® Residential AC Module

AC Electrical Data		
Inverter Model: Enphase IQ 7XS (IQ7XS-96-ACM-US)	@240 VAC	@208 VAC
Peak Output Power	320 VA	320 VA
Max. Continuous Output Power	315 VA	315 VA
Nom. (L-L) Voltage/Range <sup>2</sup> (V)	240 / 211–264	208 / 183–229
Max. Continuous Output Current (A)	1,31	1,51
Max. Units per 20 A (LL) Branch Circuit <sup>3</sup>	12 (single phase)	10 (two pole) wye
CEC Weighted Efficiency	97,5%	97,0%
Nom. Frequency	60 Hz	
Extended Frequency Range	47–68 Hz	
AC Short Circuit Fault Current Over 3 Cycles	5.8 A rms	
Overvoltage Class AC Port	III	
AC Port Backfeed Current	18 mA	
Power Factor Setting	1,0	
Power Factor (adjustable)	0,7 lead. / 0,7 lag.	
No active phase balancing for three-phase installations		

DC Power Data		
	SPR-E20-327-E-AC	SPR-E19-320-E-AC
Nom. Power <sup>1</sup> (P <sub>nom</sub> )	327 W	320 W
Power Tol.	+5/–0%	+5/–0%
Module Efficiency	20.4%	19.9%
Temp. Coef. (Power)	–0.35%/°C	–0.35%/°C
Shade Tol.	<ul style="list-style-type: none"> <li>• Three bypass diodes</li> <li>• Integrated module-level maximum power point tracking</li> </ul>	

Tested Operating Conditions	
Operating Temp.	–40°F to +185°F (–40°C to +85°C)
Max. Ambient Temp.	122°F (50°C)
Max. Load	Wind: 62 psf, 3000 Pa, 305 kg/m <sup>2</sup> front & back Snow: 125 psf, 6000 Pa, 611 kg/m <sup>2</sup> front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

Mechanical Data	
Solar Cells	96 Monocrystalline Maxeon Gen III
Front Glass	High-transmission tempered glass with anti-reflective coating
Environmental Rating	Outdoor rated
Frame	Class 1 black anodized (highest AAMA rating)
Weight	42.9 lbs (19.5 kg)
Recommended Max. Module Spacing	1.3 in. (33 mm)

1 SunPower 360 W compared to a conventional module on same-sized arrays (260 W, 16% efficient, approx. 1.6 m<sup>2</sup>), 4% more energy per watt (based on third-party module characterization and PVSim), 0.75%/yr slower degradation (Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013).

2 Based on search of datasheet values from websites of top 10 manufacturers per IHS, as of January 2017.

3 #1 rank in "Fraunhofer PV Durability Initiative for Solar Modules: Part 3," PV Tech Power Magazine, 2015. Campeau, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013.

4 Factory set to 1547a-2014 default settings. CA Rule 21 default settings profile set during commissioning. See the Equinox Installation Guide #518101 for more information.

5 Standard Test Conditions (1000 W/m<sup>2</sup> irradiance, AM 1.5, 25°C). NREL calibration standard: SOMS current, LACCS FF and voltage. All DC voltage is fully contained within the module.

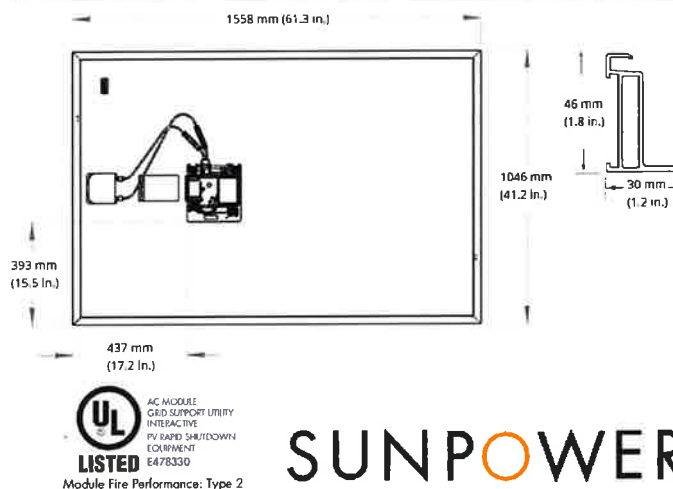
6 This product is UL Listed as PVRSE and conforms with NEC 2014 and NEC 2017 690.12; and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors; when installed according to manufacturer's instructions.

See [www.sunpower.com/facts](http://www.sunpower.com/facts) for more reference information.

For more details, see extended datasheet [www.sunpower.com/datasheets](http://www.sunpower.com/datasheets). Specifications included in this datasheet are subject to change without notice.

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Warranties, Certifications, and Compliance	
Warranties	<ul style="list-style-type: none"> <li>• 25-year limited power warranty</li> <li>• 25-year limited product warranty</li> </ul>
Certifications and Compliance	<ul style="list-style-type: none"> <li>• UL 1703</li> <li>• UL 1741 / IEEE-1547</li> <li>• UL 1741 AC Module (Type 2 fire rated)</li> <li>• UL 62109-1 / IEC 62109-2</li> <li>• FCC Part 15 Class B</li> <li>• ICES-0003 Class B</li> <li>• CAN/CSA-C22.2 NO. 107.1-01</li> <li>• CA Rule 21 (UL 1741 SA)<sup>4</sup> (includes Volt/Var and Reactive Power Priority)</li> <li>• UL Listed PV Rapid Shutdown Equipment<sup>6</sup></li> </ul>
	<p>Enables installation in accordance with:</p> <ul style="list-style-type: none"> <li>• NEC 690.6 (AC module)</li> <li>• NEC 690.12 Rapid Shutdown (inside and outside the array)</li> <li>• NEC 690.15 AC Connectors, 690.33(A)–(E)(1)</li> </ul>
	<p>When used with InvisiMount racking and InvisiMount accessories (UL 2703):</p> <ul style="list-style-type: none"> <li>• Module grounding and bonding through InvisiMount</li> <li>• Class A fire rated</li> </ul> <p>When used with AC module Q Cables and accessories (UL 6703 and UL 2238)<sup>6</sup>:</p> <ul style="list-style-type: none"> <li>• Rated for load break disconnect</li> </ul>
PID Test	Potential-induced degradation free



**SUNPOWER®**

Please read the Safety and Installation Instructions for details.

531948 RevA