



Legislation Details (With Text)

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Type:	Resolution	Status:		To Be Introduced	
File created:	11/9/2020	In control:		Historic Preservation Board	
On agenda:	11/10/2020	Final action:			
Title:	Install a roof mounted photovoltaic solar system on a principal building (B) Petition HP-20-80. Barry Jacobson, Solar Impact, agent for Masse & Ross. Certificate of Appropriateness to install a roof mounted photovoltaic solar system on a single-family house. Located at 805 NE 5th Avenue. This building is a contributing structure to the Northeast Residential Historic District.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. HP-20-00080_Solar@805NE5thAve_StaffRprt.pdf				

Date	Ver.	Action By	Action	Result
12/1/2020	1	Historic Preservation Board		

The applicant is requesting approval of a 6.5kW solar photovoltaic system on the rear slope of the roof, with Tier 1 solar modules and a roof mounting system. The system will tie into the existing roofing structure with attachments. The twenty, black 325W Q. Cells modules are the flush mount type to be installed in the same plane as the roof. The contributing building was built in 1937 according to the Florida Master Site File and the Alachua County Property Appraiser records. The property is zoned RSF-2 and is approximately 0.48 acres in size. The house is approximately 3,606 square feet in total area, with 3,207 square feet of heated area. The property is a corner lot with right-of-way frontage on NE 5th Avenue and NE 8th Street. The house is a two story, masonry house that features a main entrance that projects from the house with an embellished door surround with a denticulated semi-elliptical arch resting on an architrave decorated with triglyphs and flanked by blinds. Above the front door is a shuttered window and a semi-circular vent that is located under the gable with returns. There are two wall dormers on the front and an enclosed one story sun porch located on the east side of the house, with a scalloped freize under a copper standing seam concave hip roof.

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 secondary 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.

Staff to the Historic Preservation Board: - Approve Petition HP-20-80.