



Legislation Text

File #: 200013., **Version:** 1

The applicant is requesting approval of a 15kW solar photovoltaic system on the roof, with 47 Axitec AC-320MH/120S residential modules and 47 Enphase IQ7-60-2-US microinverters, placed on all sides of the roof surface of the principal structure. The modules are the flush mount type to be installed in the same plane as the roof. This petition is related to a building permit in review for the project, BP-20-00827.

The contributing building was built in 1922 according to the Florida Master Site File. The property is zoned Urban 2 and is approximately 0.25 acres in size. The house is approximately 2,047 square feet in size. The property is a corner lot with right-of-way frontage on NW 5th Avenue and NW 3rd Street. The existing house is a one and one half story, weatherboard covered bungalow style house that represents a typical Gainesville dwelling of the 1920's. It appears on the Sanborn map of 1922. The house has a wood frame structural system, a brick chimney, a brick wall foundation, brick porch columns with brackets, and a gable roof with a shed dormer on the secondary roof structure.

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 and is in fact located on all sides of the structure. 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:

Staff recommends the board hear the request for the solar array as proposed in the application.