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Historic Preservation Commission

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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

HPC-22-014

September 21, 2022

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: **1925 N. Grand Ave**
Applicant: **Jared Latimer**
Owner: Bruce Baker
Year Built: **1926**
Legal Description: E 124 ft Lots 31+32, Block 21, Dundee Place
Zone District: **R-4, Mixed Residential District**

Synopsis

The property at 1925 N. Grand Ave is requesting permission install rooftop solar array.

Analysis

The subject property is listed as a contributing resource in the North Side Historic District, Phase II. A contributing resource is a property that is regulated by the Pueblo historic preservation code and needs approval before any exterior work. Noncontributing resources in a historic district do not need review by the HPC. The owner is requesting permission to install a roof top solar array that covers 320 square feet. The Mediterranean Revival home faces Grand Ave. with its primary gable facing the same direction. The solar array will be installed on the southern facing aspect of the primary east-west gable. The array will not be visible looking directly at the house from Grand Ave. but will be visible from the sidewalk south of the home. The solar panels will be installed 36-feet from the Grand Ave. property line,, decreasing visibility from the street. The Pueblo Standards of Appropriateness and Demolition Standards (4.3.13) on Solar Collectors state that: "Solar Collectors should be mounted flat on the roof." The roof is 1445 square feet and the array will cover 22% of the total surface area. The roof has a 20% angle, and the solar collectors will be mounted at that angel, or flat, thereby meeting the intent of the code.

Recommendations:

Staff recommends **APPROVAL with no conditions.**

Exhibits

- A. Findings of Fact
- B. Aerial image of the property
- C. Photographs of the existing building and windows
- D. Applications and attachments

Exhibit A. Findings of Fact for a Certificate of Appropriateness

FINDINGS OF FACT FOR CERTIFICATE OF APPROPRIATENESS REQUIREMENTS:

1. Conform to the intent and purpose of this code.
 - **Comments:**
Affirmative finding. The panels will be mounted flat and meet the code.
2. Preserve the special character, interest, and value of the landmark or historic district and its environs.
 - **Comments:** The panels will not negatively impact the special character and can be removed in the future.
Affirmative finding, the proposed work will be as unobtrusive as possible.
3. Not be an adverse impact on the exterior features of the landmark.
 - **Comments:**
Affirmative finding, the panels are reversible and will not impact original roofing material.



(A) LOCATION



(B) ZONING



(C) Pictometry



(C) SITE PHOTOGRAPHS





08/26/2022

22-147

Historic Preservation Commission

Status: Active

Date Created: Aug 24, 2022

Applicant

Jared Latimer
permits@solarisesolar.com
2936 Janitell Road
Colorado Springs, CO 80906
7193153034

Primary Location

1925 N GRAND AVE
PUEBLO, CO 81003

Owner:

BAKER BRUCE L / BAKER BRENDA L
1925 N GRAND AVE PUEBLO , CO 81003-2614

Internal

Case Number

HPC-22-14

Planner Assigned

Planner 2

Continuances

--

Newspaper Notice Cost

--

Public Notice Costs must be paid by:

--

Public Notice zoning poster must be displayed by:

--

HPC Hearing Information

HPC Hearing Date

--

HPC Hearing Results

--

Check box if hearing is a Special Requested Hearing

Planning & Zoning Commission Information

City Council Information

Application Information

Application Type

Certificate of Appropriateness

Residential or Non-Residential?

Residential

Certificate of Appropriateness

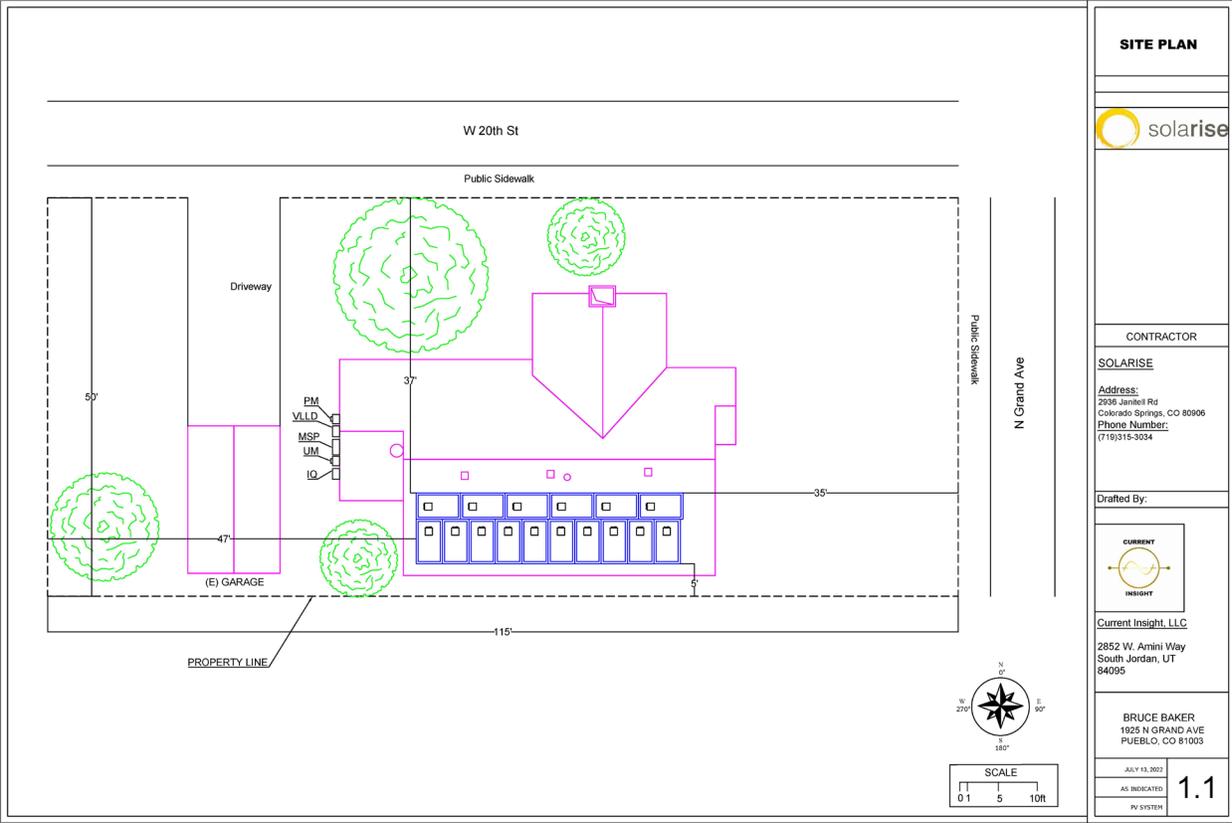
Name of historic resource:

Home

Provide a short description of the proposed work

Roof mount solar and electrical installation

PROJECT DATA		GENERAL NOTES	VICINITY MAP																														
PROJECT ADDRESS	1925 N GRAND AVE PUEBLO, CO 81003	<p>1. ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY</p> <p>2. OUTDOOR EQUIPMENT SHALL BE AT LEAST NEMA 3R RATED</p> <p>3. ALL METALLIC EQUIPMENT SHALL BE GROUNDED</p> <p>4. ALL SPECIFIC WIRING IS BASED ON THE USE OF COPPER</p> <p>5. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE ALL INSPECTIONS, TESTING, COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED</p> <p>6. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF SERVICE POINTS AND SERVICE SIZES WITH THE SERVING UTILITY COMPANY AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS. IF THE SOLAR BACK FED BREAKER IS OVER THE BUSS SIZE 20% LIMIT, CONTRACTOR SHALL INCLUDE THE COST TO REPLACE MAIN BREAKER OR ENLARGE MAIN CAPACITY.</p> <p>7. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES.</p> <p>8. IF THE ROOF MATERIAL OR ROOF STRUCTURE NOT ADEQUATE FOR PV INSTALLATION, CALL ENGINEER PRIOR TO INSTALL. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE ROOF IS CAPABLE OF WITHSTANDING THE EXTRA WEIGHT.</p> <p>9. IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RE-DRAWN AND SPOKED AS APPROPRIATE.</p> <p>10. WHENEVER A DISCREPANCY IN QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/ENGINEERS.</p>	VICINITY MAP																														
OWNER	BRUCE BAKER		SATELLITE VIEW																														
SCOPE	5.92 KW DC 5.35 KW AC		<p>1. ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED AND IDENTIFIED UL 1703.</p> <p>2. SOLAR SYSTEM SHALL NOT COVER ANY PLUMBING OR MECHANICAL VENTS</p> <p>3. MODULES AND SUPPORT STRUCTURES SHALL BE GROUNDED</p> <p>4. SOLAR INVERTER MUST HAVE A MANUFACTURE INSTALLED DISCONNECTING MEANS THAT PREVENTS PARALLEL FEEDING UTILITY LINES DURING POWER OUTAGE.</p> <p>5. REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTORS.</p> <p>6. ALL PV MODULES AND ASSOCIATED EQUIPMENT AND WIRING SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE</p> <p>7. LINE PARTS OF PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150V TO GROUND SHALL NOT BE ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED.</p> <p>8. INVERTER IS EQUIPPED W/ INTEGRATED GFCI. THIS PROVIDING GROUND FAULT PROTECTION</p> <p>9. ALL CONDUCTORS SHALL BE COPPER AND RIGID RATED</p> <p>10. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT</p> <p>11. THE OUTPUT OF A UTILITY INTERACTIVE INVERTER SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS AS PER 290.82(B)</p> <p>12. A SINGLE CONDUCTOR SHALL BE PERMITTED TO BE USED TO PERFORM THE MULTIPLE FUNCTIONS OF DC GROUNDING, AC GROUNDING AND BONDING BETWEEN AC AND DC SYSTEMS SIZED AS PER SEC 290.122</p> <p>13. EQUIPMENT GROUND CONDUCTOR REQUIRED IN RACEWAYS SIZED PER SEC 290.122</p> <p>14. PER ART 290.92, NON-CURRENT CARRYING METAL PARTS OF EQUIPMENT SHALL BE EFFECTIVELY BONDED TOGETHER. BOND BOTH ENDS OF RACEWAYS</p>																														
ELECTRICAL INFORMATION	EXISTING 1ø, 3W, 120/240V MAIN SERVICE PANEL BUSBAR RATING 100A MAIN SERVICE BREAKER RATING 100A																																
BUILDING INFORMATION	ONE STORY BUILDING CONSTRUCTION TYPE: V-B OCCUPANCY: U																																
	ROOF TYPE COMPOSITION SHINGLE																																
	FRAMING 2"X6" @ 16" O.C																																
RACKING INFORMATION	UNIRAC SOLAR MOUNT																																
AHJ	CITY OF PUEBLO																																
APN	52512001																																
LOT AREA	6,000 SQFT																																
LIVING AREA	1,921 SQFT																																
CODE REFERENCES		PHOTOVOLTAIC NOTES	SHEET INDEX																														
<p>THE INSTALLATION OF SOLAR ARRAYS AND PHOTOVOLTAIC POWER SYSTEMS SHALL COMPLY WITH THE FOLLOWING CODES:</p> <p>2018 (IBC) INTERNATIONAL BUILDING CODE 2018 (IMC) INTERNATIONAL MECHANICAL CODE 2018 (IPC) INTERNATIONAL PLUMBING CODE 2018 (IFC) INTERNATIONAL FIRE CODE 2018 (IRC) INTERNATIONAL RESIDENTIAL CODE 2020 (NEC) NATIONAL ELECTRIC CODE</p> <p>ALL OTHER ORDINANCE ADOPTED BY THE LOCAL GOVERNING AGENCIES</p>		<p>UNIT INDEX</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">MSP Main Service Panel</td> <td style="width: 25%;">SSP Service Sub Panel</td> <td style="width: 25%;"><input type="checkbox"/> Micro Inverter / Optimizer</td> </tr> <tr> <td>UM Utility Meter</td> <td>PV PV Load Center</td> <td><input type="checkbox"/> Solar Module</td> </tr> <tr> <td>PM Production Meter</td> <td>PVSB Sunpower PV Supervisor</td> <td><input type="checkbox"/> 36" Setback</td> </tr> <tr> <td>IM Iron Meter</td> <td>IQ IQ Combiner Box</td> <td><input type="checkbox"/> 18" Setback</td> </tr> <tr> <td>INV Inverter</td> <td>JB Junction Box</td> <td><input type="checkbox"/> EMT / FMT / PVC / RMC type conduit/ Romex NM Cable/ FNMT (Fluid non-metallic tube)</td> </tr> <tr> <td>VLLD Visible Lockable Labelled Disconnect</td> <td>EV EV Outlet</td> <td></td> </tr> <tr> <td>RSC Rapid Shutdown Controller</td> <td>BB Battery Backup</td> <td></td> </tr> <tr> <td>RSB Rapid Shutdown Box</td> <td>AT Auto Transformer</td> <td></td> </tr> <tr> <td></td> <td>SEM Solar Edge Meter Enclosure</td> <td></td> </tr> <tr> <td></td> <td>DP Distribution Panel</td> <td></td> </tr> </table>	MSP Main Service Panel	SSP Service Sub Panel	<input type="checkbox"/> Micro Inverter / Optimizer	UM Utility Meter	PV PV Load Center	<input type="checkbox"/> Solar Module	PM Production Meter	PVSB Sunpower PV Supervisor	<input type="checkbox"/> 36" Setback	IM Iron Meter	IQ IQ Combiner Box	<input type="checkbox"/> 18" Setback	INV Inverter	JB Junction Box	<input type="checkbox"/> EMT / FMT / PVC / RMC type conduit/ Romex NM Cable/ FNMT (Fluid non-metallic tube)	VLLD Visible Lockable Labelled Disconnect	EV EV Outlet		RSC Rapid Shutdown Controller	BB Battery Backup		RSB Rapid Shutdown Box	AT Auto Transformer			SEM Solar Edge Meter Enclosure			DP Distribution Panel		<p>0 COVER PAGE</p> <p>1 ROOF PLAN</p> <p>1.1 SITE PLAN</p> <p>2 SINGLE LINE DIAGRAM</p> <p>3 WIRE SIZE CALCULATIONS</p> <p>4 CODE REQUIRED SIGNAGE</p> <p>5 ATTACHMENT LAYOUT</p> <p>D1 MODULE DATA SHEET</p> <p>D2 INVERTER DATA SHEET</p> <p>D3 IQ COMBINER BOX DATA SHEET</p> <p>D4 RACKING DATA SHEET</p> <p>D5 ATTACHMENT DATA SHEET</p> <p>D6 RACKING CERTIFICATE</p> <p>D7 GROUNDING SPECS</p> <p>D8 MODULE COMPATIBILITY</p> <p>D9 LOAD SIDE TAP CONNECTION</p> <p>D10 LOAD SIDE TAP CONNECTION SPECS</p>
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		COVER PAGE	CONTRACTOR																														
		SOLARISE	SOLARISE																														
		<p>Address: 2936 Janette Rd Colorado Springs, CO 80906 Phone Number: (719)315-3034</p>	<p>Drafted By:</p>																														
		CURRENT	CURRENT INSIGHT, LLC																														
		INBIGHT	<p>2852 W. Amini Way South Jordan, UT 84095</p>																														
		<p>BRUCE BAKER 1925 N GRAND AVE PUEBLO, CO 81003</p>	<p>JULY 13, 2022</p> <p>AS INDICATED 0</p> <p>PV SYSTEM</p>																														



SITE PLAN	
	
CONTRACTOR	
SOLARISE Address: 2936 Jamell Rd Colorado Springs, CO 80906 Phone Number: (719)315-3034	
Drafted By:	
	
Current Insight, LLC 2852 W. Amiri Way South Jordan, UT 84095	
BRUCE BAKER 1925 N GRAND AVE PUEBLO, CO 81003	
JULY 13, 2022 AS INDICATED PV SYSTEM	1.1

