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HPC-23-03

March 15, 2023

To: Historic Preservation Commission
From: Wade Broadhead, Senior Planner
Through: Scott Hobson, Acting Director of Planning and Community Development
Location: 101 E. Orman Ave
Applicant: Brandon Renshaw
Owner: Joseph Jesik
Year Built: 1890, Charles Stickney House
Legal Description: Northwest 130 FT of lots 1 to 5 Including Block 121 Colorado Coal and Iron Co Addition No. 1
Zone District: **R-2, Single Family Residential District**

Synopsis

The property at 101 E. Orman Ave is requesting approval of a certificate of appropriateness to install rooftop solar arrays consisting of an eight panel set and a sixteen panel set on two separate roof sections, that face the rear portion of the lot. The property was listed on the National Register of Historic Places in 1985, and then locally landmarked with Ordinance 6888 in 2002. The roof is made up of composite asphalt shingles according to the application. The first contractor conducted the work without a permit and the owner then hired the current applicant to finish the work and complete the building permit, financing, and COA. The panels will be installed on wood trusses 24" on center. The panels are 380-440 watt Mono Perc modules, single phase inverter with HD wave technology. Regulations pertaining to solar array installation are found in the Standards of Appropriateness and Demolition adopted by City Council in 2005.

Analysis

101 E. Orman is a two-story residence constructed from distinctive orange manitou sandstone. The home is located at the southeast corner of Colorado Ave. and Orman Ave. and fronts Orman Ave. with a 44-foot setback. . The solar arrays will be located in two locations: 1) on the southeastern (rear) facing position of the main house roof, and 2) on the southeastern facing slope of the garage roof. On a corner lot it can be difficult to completely shield the solar array from the right of way, but both of these roof faces are facing away from the right of way. The array will not be visible when looking directly at the house from Orman Ave or Colorado Ave. but will be visible from the sidewalk southeast of the home. The solar panels will be installed more than 44-feet from the Orman Ave. property line, decreasing visibility from the street. The roof is 2232 sq ft and the array will cover 635 sq ft square feet which is 28% of the total surface area.

Applicable Standards

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 has a steep 38-degree angle, and the solar collectors are mounted flat on the roof, 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 SECTION 4-14-11(A):**

1. Conform to the intent and purpose of this code.

• **Comments:**

Affirmative finding: the panels will be mounted flat against the roof thereby meeting the only code requirement for solar panels.

2. Preserve the special character, interest, and value of the landmark or historic district and its environs.

• **Comments:**

Affirmative finding, the position of the panels away from the primary facades allows modern updates to the home without damaging or overshadowing the primary and secondary street facades.

3. Not be an adverse impact on the exterior features of the landmark.

• **Comments:**

Affirmative finding, the work will not damage any original material. The roof is a replacement roof from a much later date than 1890.

4. The extent to which proposed improvements would be harmonious with the character of a Historic District, and the relationship between the results of such work and the exterior features of other neighboring elements in such Historic District.

Comments:

Affirmative finding: property is not in an historic district but is located near other listed and eligible properties. This project will not negatively effect it's impact on the general historic area of Mesa Junction.

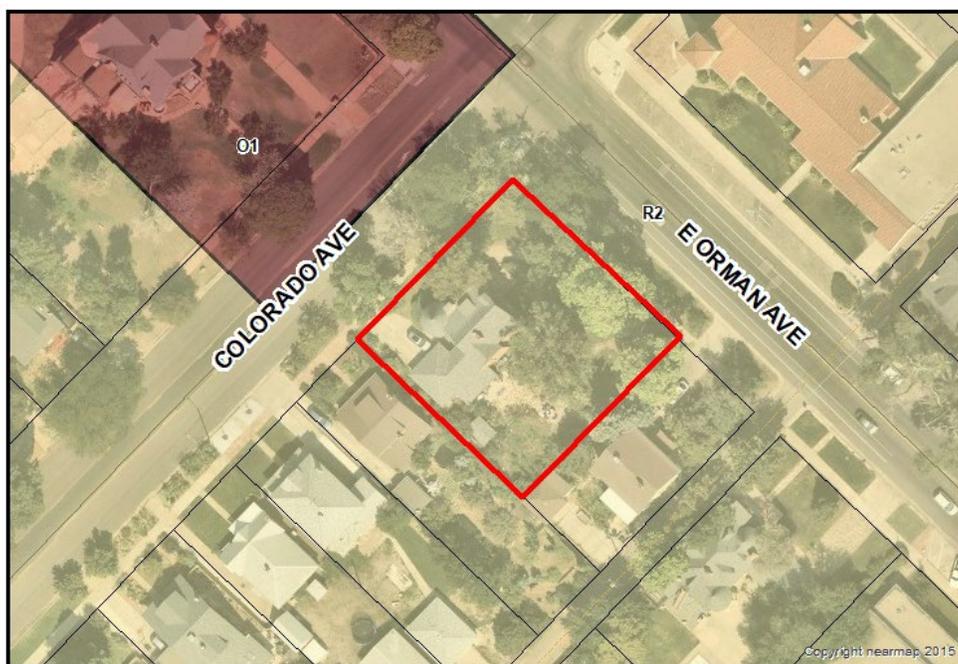
5. Scale, form, and composition of principal facades and relationship to the street.

Comments:

Affirmative finding as discussed in the report, the solar panels face the rear portion of the yard; the current non-street facing flat placement of the solar panels screen the improvements from most views and serves to avoid overshadowing the original historic character of the home.



(A) LOCATION



(B) ZONING

(C) Site Photographs



Before installation



After installation



View from Orman Ave



View from Colorado Ave



C. H. Stickney – Northeast Corner

Image from 1984 National Register nomination