

609 West Short Street  
Western Suburb Historic District

Jill Hall Rose & Austin Mehr, Owner/Applicant

Scope of Work

Install solar panels on garage roof.

Background

The applicant is requesting a Certificate of Appropriateness to install solar panels on the roof of the detached garage. The proposed solar panels are located on the southeast facing roof plate of the gable structure. The ridgeline of the roof is perpendicular to Short Street.

Guidelines

I. Guidelines for Rehabilitation and Renovation

16. Satellite dishes/solar panels

DESIGN PRINCIPLE: Satellite dishes may be installed in a locally designated district if they are small and placed in inconspicuous areas such as on rear walls or rear roof slopes. Satellite dishes, solar panels, and other communication or energy devices should be located as unobtrusively as possible. If affixed to a building, these devices should be installed to avoid damaging the property.

Satellite Dishes/Solar Panels:

- (1.16.) A. should never be installed in front yards.
- B. should not be mounted on primary elevations of a building. They should be located at the rear of the principal building or attached to the rear of the principal building (either on the rear walls or the rear slopes of the roof).
- C. satellite dishes that are small in size are more appropriate than large dishes.
- D. solar panels that are attached to the building should lay flush with the roof line.
- E. if not attached to the building, solar panels should be located only in the side and rear yards. Exposed hardware, frames and piping should have a non-reflective finish.

Findings

Staff finds the proposal to install the solar panels on the roof of the garage meets the Guidelines. Guidelines I.16.B. and I.16.D state, “Solar panels should not be mounted on primary elevations of a building. They should be located at the rear of the principal building or attached to the rear of the principal building (either on the rear walls or the rear slopes of the roof)” and “Solar panels that are

Findings

attached to the building should lay flush with the roof line”. Staff finds the height above the roof meets the Guidelines but any changes should not result in a height of the panels greater than 6”. The proposal should be approved based on the location of the solar panel that will not result in any visual intrusions to the H-1.

Recommendations

Staff recommends approval of the proposal with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
2. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for BOAR Action

May 22, 2021