

128 East Third Street
Constitution Historic District

Aisha Jamal, Owner/Applicant

Scope of Work

Install solar panels on roof.

Deadline for BOAR Action

October 24, 2024

Background

The applicant is requesting a Certificate of Appropriateness for the installation of solar panels on the rear roof plate and flat roof area of the structure. Fifteen panels are proposed. The panels will be flat mounted on top of clamps mounted to the roof. The solar module panels are QCELL 400 W.

Guidelines

A. 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).
- 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.

Findings

Staff finds the proposal to install the solar panels on the roof 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 attached to the building should lay flat to 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 is within the Guidelines based on the location of the solar panel as they will not result in any visual intrusions to the H-1

Recommendations

Staff recommends the approval of the proposal with the following recommendations:

1. Any increase in height shall be submitted to staff for review and approval prior the start of work.
2. Once reviewed by other LFUCG Divisions, resubmit any changes to staff or Board for review and approval prior to the start of issuance of a COA.
3. 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.