

4. COA-060044-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

509 West 22nd Street

DISTRICT

Springhill

APPLICANT

D. Kraft



Commission of
Architectural Review

STAFF REPORT

STAFF CONTACT

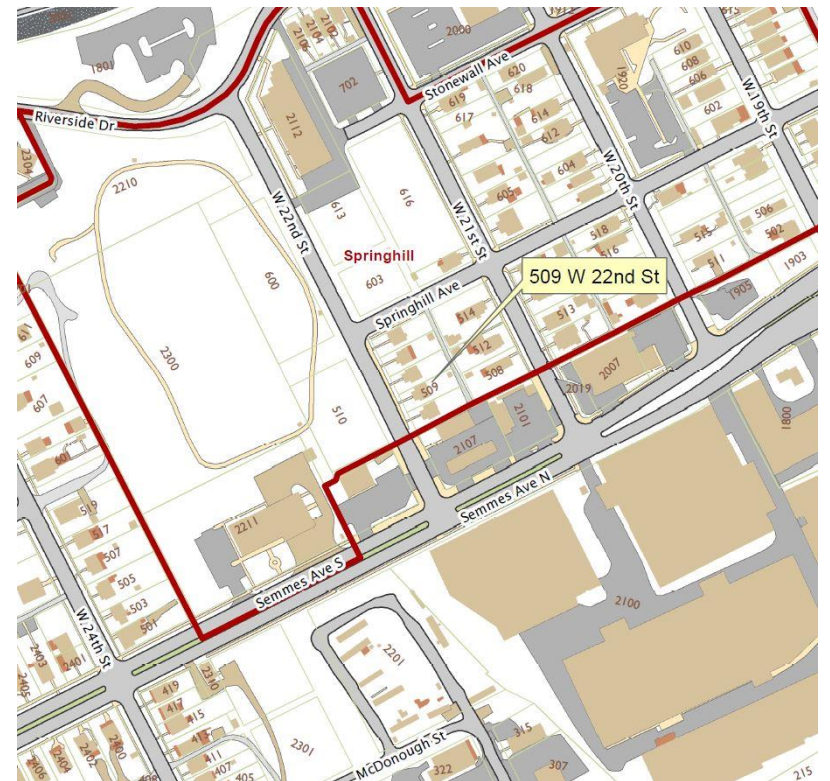
C. Jeffries

PROJECT DESCRIPTION

Install eight solar panels on an existing residential roof.

PROJECT DETAILS

- The applicant proposes to install 8 solar panels on a one-story frame Minimal Traditional home with a steeply pitched side gable roof.
- The solar panels will be installed on the rear slope of the roof, facing the alley. The roof is currently covered in asphalt shingles.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Roofs, Addition of Solar Panels
pg. 66, #11-13

11. The addition of solar panels should not require removing historic roofing material visible from the public right-of-way.

12. Solar panels should not alter historic roofing configurations such as dormers or chimneys.

13. Solar panels should be minimally visible

The proposed solar panels are consistent with the *Guidelines* as they do not require the removal or damage of roofing materials, they will not alter any historic elements such as dormers or chimneys, and they will be minimally visible from the public right-of-way. As the building is one story, the panels will be

from the public right-of-way. The installation method must be reversible and not compromise the historic integrity of the structure or the historic district.

visible from the ground; however, they will only be visible from the alley and not from a street. The panels will be installed with screws, which will minimally impact the existing roofing material and is reversible with minor repairs.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 509 West 22nd Street, façade



Figure 2. 509 West 22nd Street, view from alley