



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Associate Planner
lauren.parisi@slcgov.com 801-535-7932

Date: May 4, 2017

Re: PLNHLC2017-00202 – Solar Panel Installation at 1351 E. Normandie Circle

MINOR ALTERATIONS

PROPERTY ADDRESS: 1351 E. Normandie Circle
PARCEL ID: 16-09-306-009
HISTORIC DISTRICT: Yalecrest-Normandie Circle Local Historic District
ZONING DISTRICT: R-1-7,000 Single-Family Residential

REQUEST: Mike Basquez of Auric Solar, representing the property owner Kathy Biele, is requesting approval from the City to install solar panels on the front roof plane of a single-family residence located in the Yalecrest-Normandie Circle local historic district. This type of project must be reviewed as Minor Alteration by the Historic Landmark Commission.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, Planning Staff recommends the Historic Landmark Commission approve the location of the solar panels as proposed.

MOTION (consistent with Staff Recommendation):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a minor alteration for the installation of a solar energy collection system as proposed on the front-facing roof plane, visible from the public right-of-way for the residence at 1351 E. Normandie Circle. Specifically, the Commission finds that the proposed project complies with the standards of review.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Historic District Map](#)
- C. [Property Photos](#)
- D. [Application Materials](#)
- E. [Analysis of Standards](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process and Comments](#)
- H. [Motions](#)

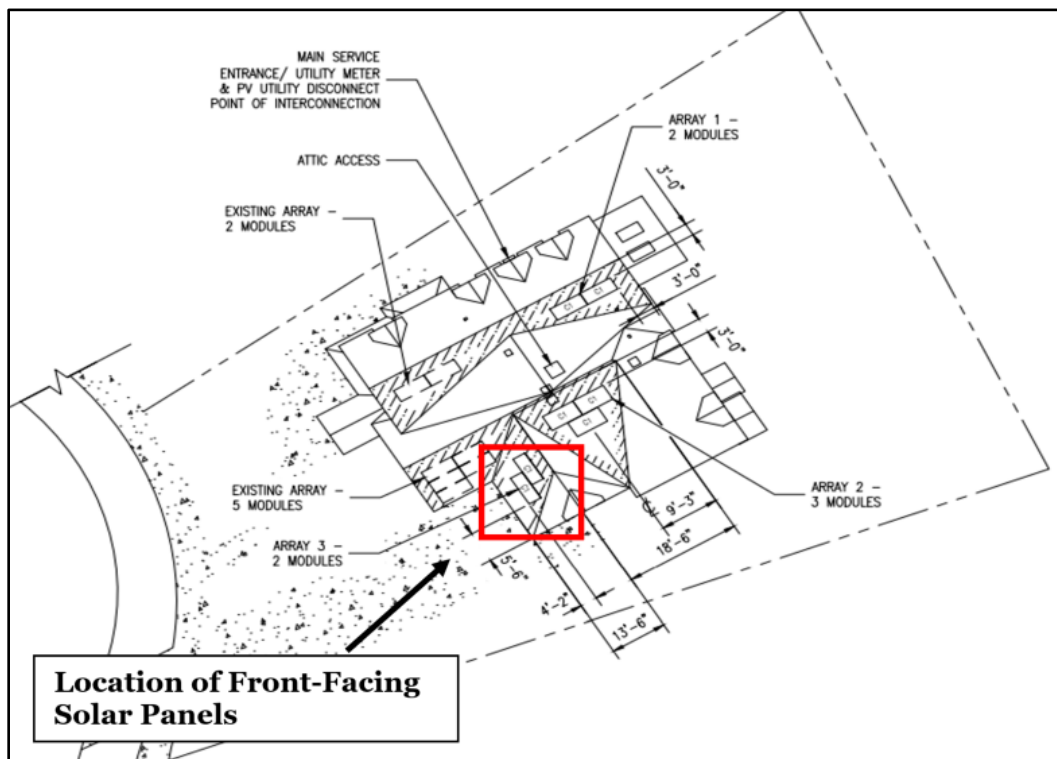
BACKGROUND AND PROJECT DESCRIPTION:

The subject parcel is a single-family home located at approximately 1351 E. Normandie Circle. The home, which is an English Tutor built in 1929, is located in the Yalecrest-Normandie Circle local historic district. In the 2005 reconnaissance level survey, the house is classified an “eligible” structure or a “B.”

The request is to install a 14-panel solar energy collection system on different areas of the home’s roof – 7 of the panels are existing, but were installed previously without a Certificate of Appropriateness. City Code 21A.40.190.B identifies priority locations where small energy collection systems can be located that may be reviewed administratively. Based on these locations, 12 of the 14 solar panels may be reviewed administratively: 8 panels on the south half of the roof and 4 on the north half. However, 2 solar panels are proposed on a front roof plane on the southwest façade of the house, which is visible from the public right-of-way. In accordance with Section 21A.40.190.B, these 2 southwest-facing solar panels must be reviewed by the Historic Landmark Commission.

The proposed location of the solar panels was chosen to maximize sun exposure for the small solar energy collection system. Staff discussed moving the location of the 2 solar panels to another roof plane not as visible from the street or on a freestanding structure in the backyard, but the applicant stated that the southwest facing roof plane is the most effective area for the small solar energy collection system. The applicant also explained that there are limited roof sections available to install the panels on and the proposed locations are the most productive sections that provide the best energy offset for the property owner. Installing a freestanding structure in the backyard was considered, but multiple large trees and the home itself would block a lot of the sunlight.

Each solar panel measures approximately 5.4 feet long by 3.2 feet wide, or 17-1/4 square feet in area. The total area of all 14 solar panels is approximately 242 square feet. The panels will be supported by a SnapNRack system and will project approximately 4 inches above the roof. To comply with fire code, all solar panels will be located at least 3 feet from all roof ridges and roof edges. The panels will also be black to reduce their visual impact and glare (see Attachment D – Applicant Materials for specs).

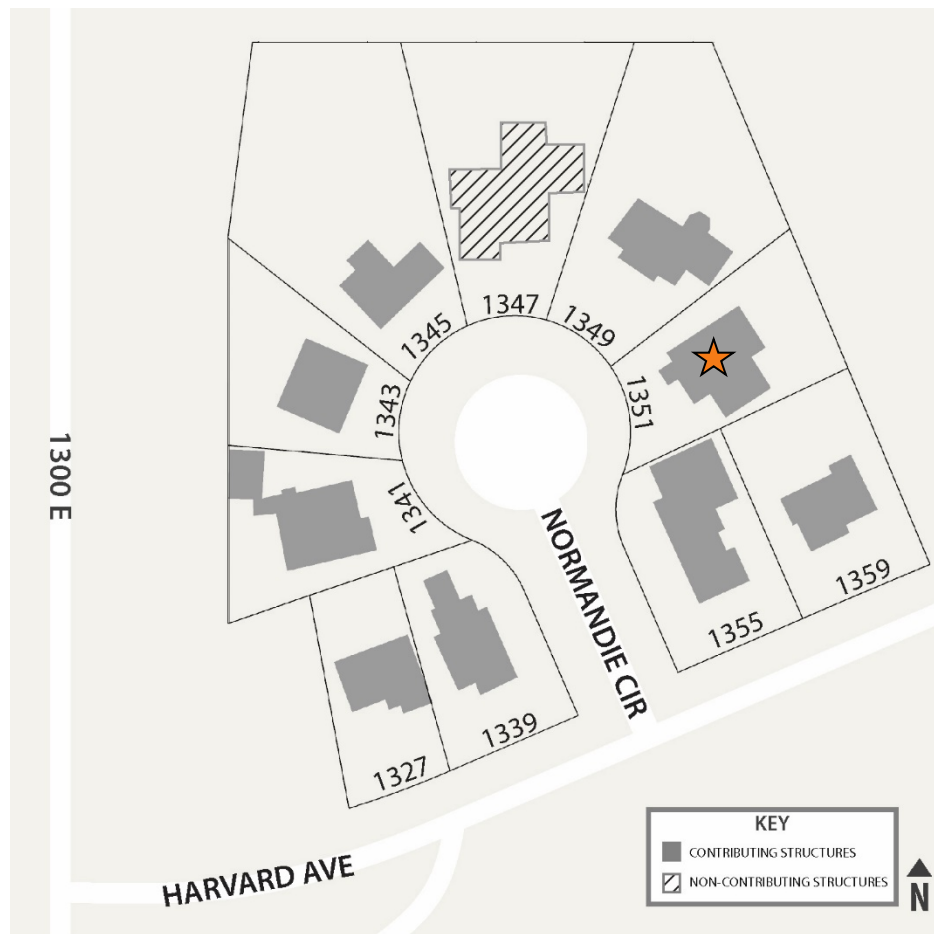




ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



NORMANDIE CIRCLE

Contributing Structures

★ *Approximate project location*

ATTACHMENT C: PROPERTY PHOTOS



View of home looking northeast from Normandie Circle.



View of the front-facing roof plane looking east from Normandie Circle.



East half of the Normandie Circle cul-de-sac.

ATTACHMENT D: APPLICATION MATERIALS

Mike Basquez with Auric Solar – 4/7/2017

- There are currently 7 solar panels on the Biele's house. They are adding 7 more.
- The two panels (array 3) on the front are the best location because they face Southwest and will have good production of electricity. Also with all the roof angles there is limited locations to put panels. This is one of the few location that will work.
- The client is adding panels because they want to cover more of their power needs and reduce their carbon foot print.
- A structure in the back yard was considered. However with the shading from the tall home and trees the solar panels will not produce very much electricity.
- We use a Silfab 300 Watt panel. They have are all black so the visual impact is minimal. I've attached the panel specs too.

BIELE RESIDENCE PHOTOVOLTAIC ARRAY 2.1 kW, 7 @ 300W SILFAB/ENPHASE

CUSTOMER

KATHY BIELE
1351 EAST NORMANDIE CIRCLE
SALT LAKE CITY, UT 84105
801-243-1185
kobkathy@gmail.com

CONTRACTOR

AURIC SOLAR
2310 SOUTH 1300 WEST
WEST VALLEY, UT 84119
801-878-3363
permits@auricsolar.com

BIELE RESIDENCE

1351 EAST NORMANDIE CIRCLE, SALT LAKE CITY, UT 84105

TITLE

Proprietary design of AURIC SOLAR. Any unauthorized use or replication of any or all of the design will be subject to prosecution.

Auric
SOLAR



DATE:	2/28/2017
JOB NO:	170140
REVISION NO:	001
DESIGN BY:	DKD
1 of 6	

NOTES:

1. ATTACHMENT FEET WILL BE FIELD ADJUSTED TO ACCOMMODATE TRUSS POSITIONS.
2. 5 FT MAXIMUM SPACING BETWEEN ATTACHMENT POINTS.
3. RAIL END OVERHANG LIMITED TO LESS THAN 33% OF MAXIMUM SPAN (18 IN MAXIMUM).
4. SEE ATTACHED SHEETS FOR SNAP N RACK SERIES 100 WITH FLASHED L-FOOT BASE DETAILS.
5. PV MODULES MUST NOT BE INSTALLED OVER OR BLOCK ANY ATTIC VENTS, PLUMBING VENTS, FURNACE OR WATER VENTS, ETC.
6. ARRAY WIRE MANAGEMENT SHALL BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE AND HELD OFF THE ROOF SURFACE.
7. EGC's SHALL BE RUN WITH ASSOCIATED CIRCUIT CONDUCTORS IN ACCORDANCE WITH NEC 690.43(F)
8. INSTALLER TO VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.
9. RAIL MIDCLAMPS CAN ONLY BE POSITIONED ±2" OF MOUNTING HOLE. MODULES IN LANDSCAPE ARE ONLY ALLOWED MIDCLAMPS FROM 4¾" TO 9¾" FROM SHORT END OF MODULE.

INDEX	
Sheet Number	Sheet Title
1	TITLE
2	INDEX, LEGEND, MECHANICAL DETAILS & NOTES
3	PLAN LAYOUT
4	STRING LAYOUT & ELECTRICAL INTEGRATION
5	SINGLE LINE INTERCONNECTION DIAGRAM & LABELING
6-11	SNAP N RACK SERIES 100 RACKING CUT SHEET
12	SNAP N RACK UL LISTED HARDWARE
13-15	ENPHASE TECHNICAL BRIEF, ARRAY GROUNDING
16	COMBINER/ENCLOSURE CUT SHEET
17-19	ENPHASE MICROINVERTER & CABLING CUT SHEET
20-21	SILFAB SOLAR PANEL CUT SHEET
22	CONTRACTOR'S LICENSE

LEGEND

- TRANSFORMER

— CIRCUIT BREAKER

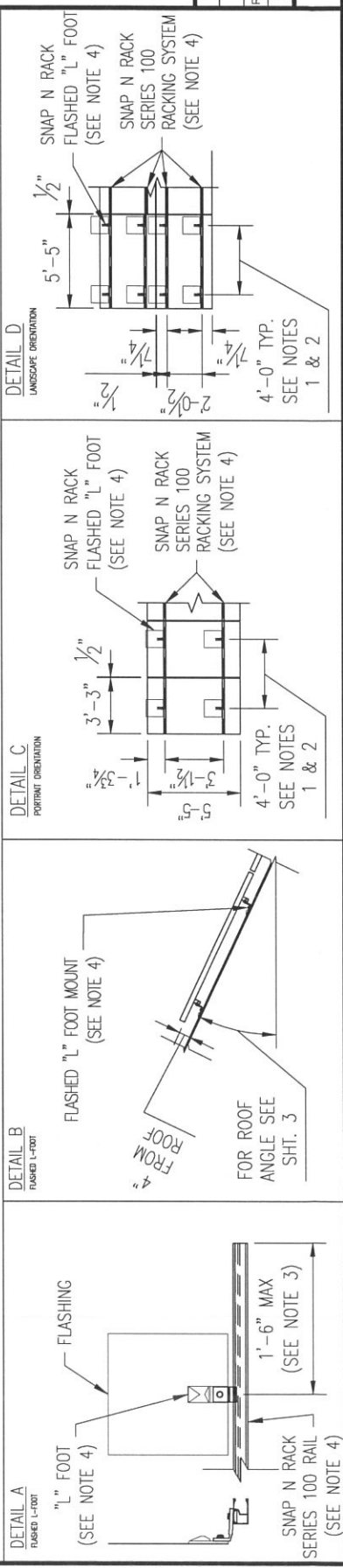
— UTILITY DISCONNECT

— FIRE ACCESS

— UTILITY METER

— PRODUCTION METER

— GROUND SYMBOL

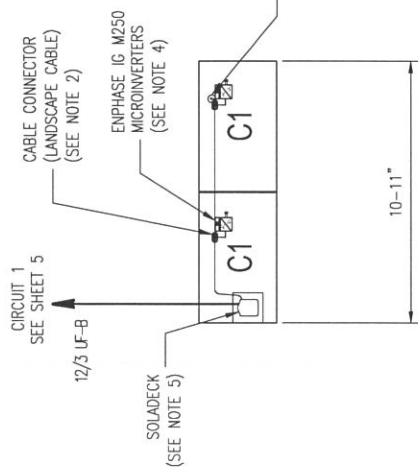




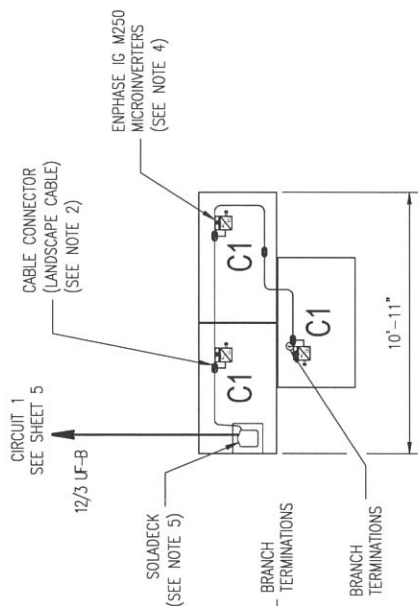
- NOTES:
1. FIELD ADJUST ARRAYS ON SLOPE FOR BEST PLACEMENT.
 2. ALLOW 3" FROM RIDGE AND SIDES AS PER FIRE CODE.

48", 45" & 26" ASPHALT SHINGLE ROOF
SILFAB PANELS
7 @ 300W = 2.1KW
SEE ATTACHED SHEET FOR DETAILS

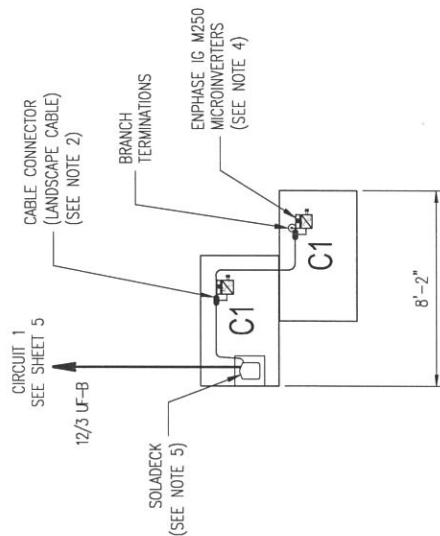
ARRAY 1-2 MODULES
(LANDSCAPE ORIENTATION)



ARRAY 2-3 MODULES
(LANDSCAPE ORIENTATION)



ARRAY 3-2 MODULES
(LANDSCAPE ORIENTATION)



NOTES:

1. MODULES ARE BONDED TO RAILS USING SNAP N RACK BONDING MID CLAMPS. SEE CUT SHEETS FOR DETAILS.
2. RAILS ARE BONDED TO THE EGC SYSTEM THROUGH THE ENPHASE ENGAGE CABLE SYSTEM. THE ENPHASE ENGAGE CABLE SYSTEM IS LISTED FOR THIS USE. SEE CUT SHEETS FOR PRODUCT SPECIFICATIONS.
3. ENPHASE MICRO-INVERTERS ARE EQUIPPED WITH INTEGRATED GROUNDS AND ARE GROUNDED THROUGH THE ENGAGE CABLE. SEE CUT SHEETS FOR PRODUCT SPECIFICATIONS.
4. SEE CUT SHEETS FOR ENPHASE INVERTER CABLING ACCESSORIES SPECIFICATIONS AND DETAILS.
5. SEE CUT SHEETS FOR COMBINER/ENCLOSURE SPECIFICATIONS.

SCALE: NO SCALE

BIELE RESIDENCE

1351 EAST NORMANDIE CIRCLE, SALT LAKE CITY, UT 84105

STRING LAYOUT & ELECTRICAL INTEGRATION

Proprietary design of AURIC SOLAR. Any unauthorized use or replication of any or all of the design will be subject to prosecution.



DATE:	2/28/2017
JOB NO:	170140
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DESIGN BY:	DKD

4 of 6

BIELE RESIDENCE

NOTES:

1. 200A RATED METER MAIN, SQ D HOMELINE (SC816D200C). (NEW)
2. 125A RATED OUTDOOR LOAD CENTER. (EXISTING)
3. SILFAB 300W MODULES, ENPHASE M250 IG MICRO-INVERTERS, ENPHASE ENGAGE CABLE. CONNECT NEW MODULES TO EXISTING SOLAR CIRCUIT AT SOLAQUECK.
5. REPLACE EXISTING LABEL WITH NEW LABEL.

LABELING:

TO BE INSTALLED ON RAPID SHUTDOWN DEVICE

PHOTOVOLTAIC
PID SHUTDOWN
DEVICEE INSTALLED AT THE
MULTIPLY / METER

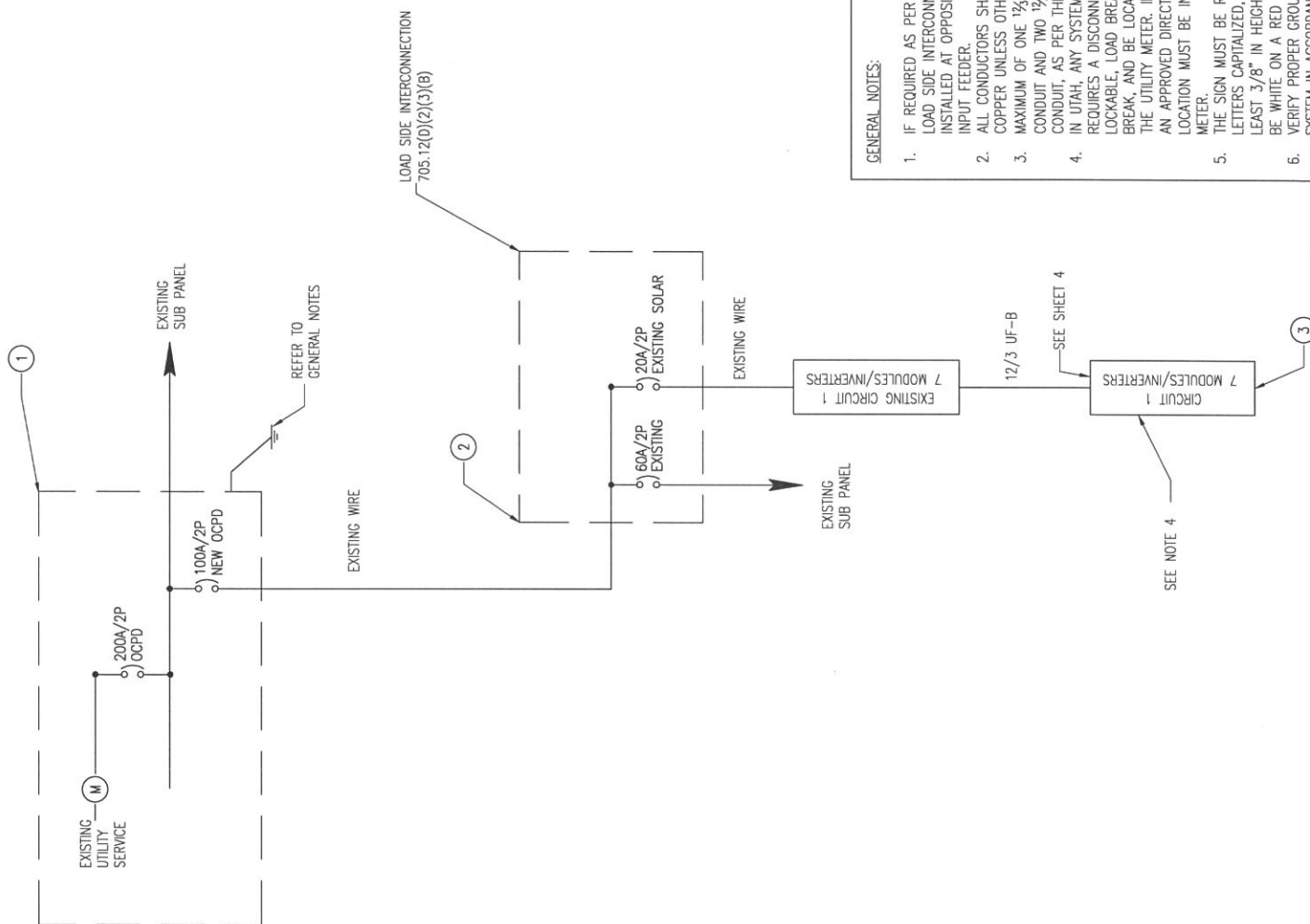
PARALLEL ON-SITE
SOLAR GENERATION
PHOTOVOLTAIC SYSTEM
EQUIPPED
WITH RAPID SHUTDOWN

TO BE INSTALLED ON PV DISCONNECT
MANUAL DISCONNECT FOR
PARALLEL GENERATION
14 A @ 240 VAC

TO BE INSTALLED NEXT TO BACK FEED BREAKERS
FOR LOAD SIDE INTERCONNECTIONS

-WARNING-
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE
THIS OVER-CURRENT DEVICE

SEE NOTE 5

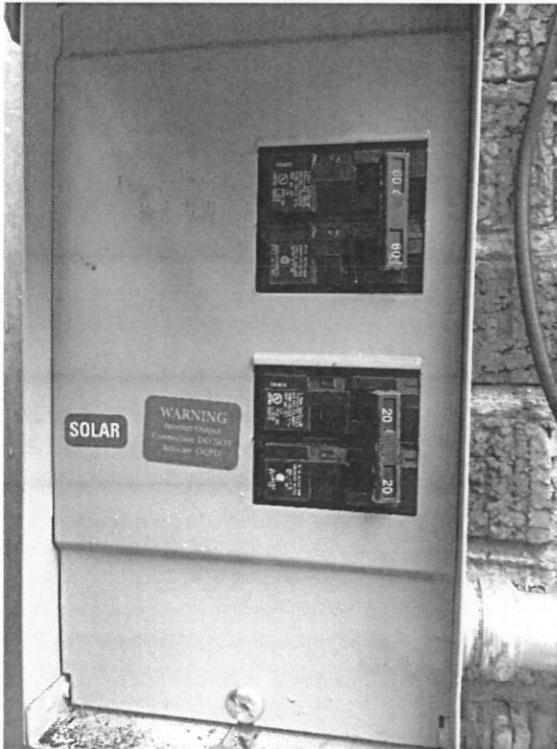
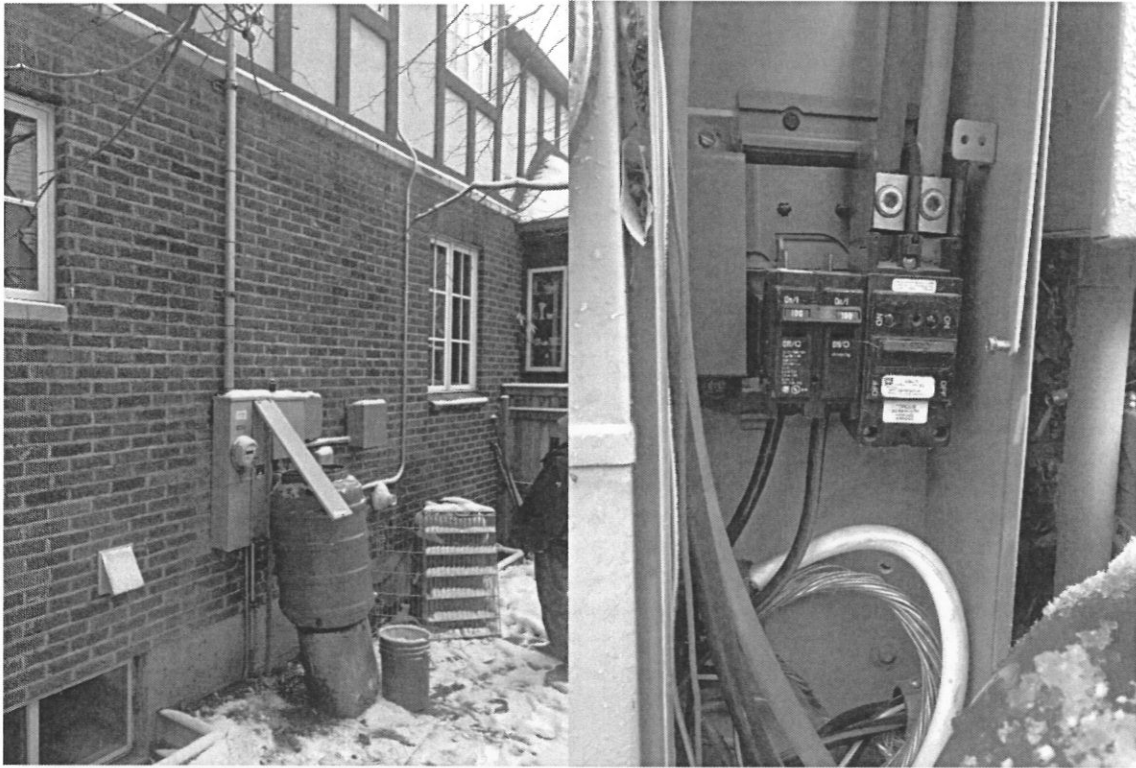


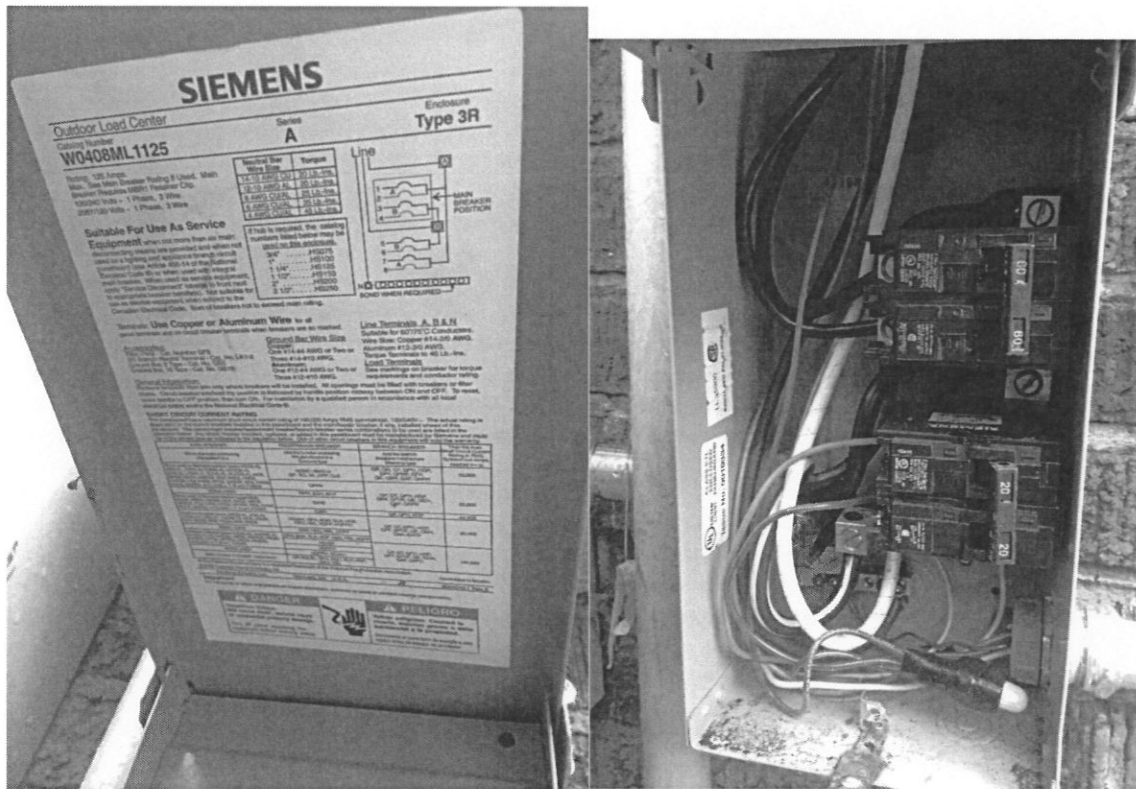
GENERAL NOTES:

1. IF REQUIRED AS PER NEC 705.12(D)(2)(3)(B), LOAD SIDE INTERCONNECT BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR FROM INPUT FEEDER.
2. ALL CONDUCTORS SHALL BE 90° C THWN-2 COPPER UNLESS OTHERWISE NOTED.
3. MAXIMUM OF ONE 1½" UF-B CABLE PER ¾" CONDUIT AND TWO 1¼" UF-B CABLES PER 1" CONDUIT, AS PER THE NEC CODE.
4. IN UTAH, ANY SYSTEM OVER 10KV DC REQUIRES A DISCONNECT THAT IS MANUAL, LOCKABLE, LOAD BREAK, HAVE A VISIBLE BREAK, AND BE LOCATED WITHIN 10 FEET OF THE UTILITY METER. IF LOCATED ELSEWHERE, AN APPROVED DIRECTORY DENOTING IT'S LOCATION MUST BE INSTALLED AT THE UTILITY METER.
5. THE SIGN MUST BE REFLECTIVE, WITH ALL LETTERS CAPITALIZED, AND LETTERS ARE AT LEAST 3/8" IN HEIGHT, WORDING MUST ALSO BE WHITE ON A RED BACKGROUND.
6. VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.

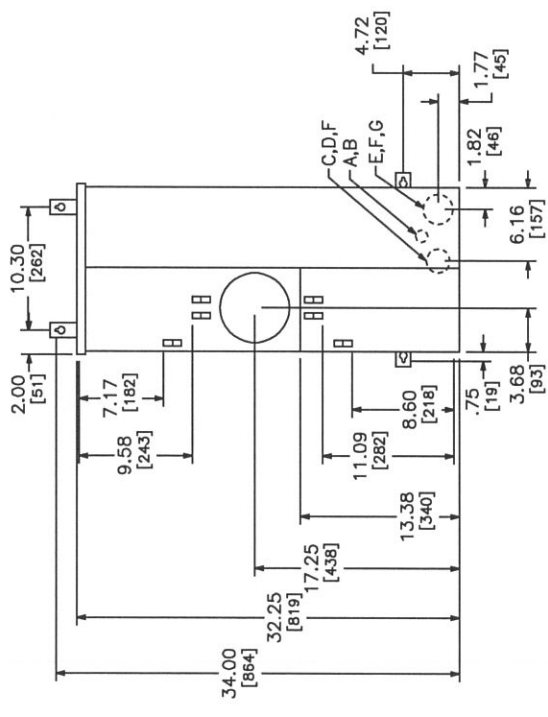
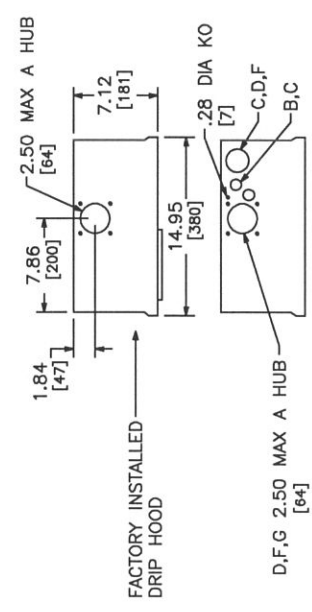
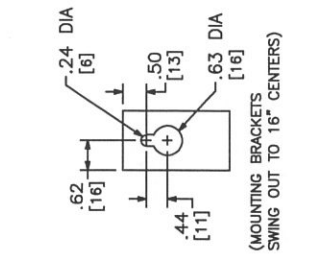
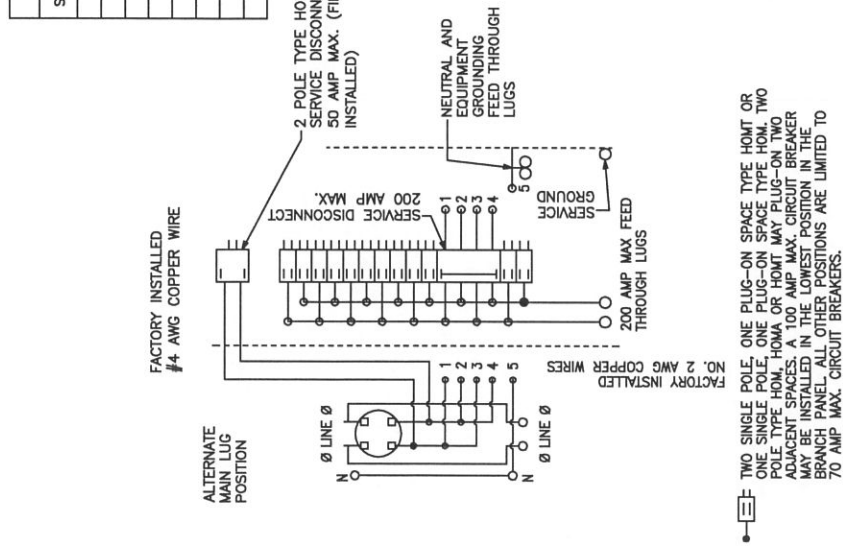
BILL OF MATERIALS

[illegible]





KNOCKOUTS		
SYMBOL	CONDUIT SIZE	
	IN	MM
A	.50	13
B	.75	19
C	1.00	25
D	1.25	32
E	1.50	38
F	2.00	51
G	2.50	64
H	3.00	76



DUAL DIMENSIONS:
INCHES
MILLIMETERS

SC816D150C
SC816D200C

AMPERE RATING	FACTORY INSTALLED BYPASS TYPE	SHORT CIRCUIT CURRENT RATING	CATALOG NUMBER	SERIES	SPACES	MAXIMUM NUMBER OF SINGLE POLE HOM CIRCUITS	LINE SIDE PHASE & NEUTRAL LUGS (AWG/KCMIL)	SERVICE GROUND LUG (AWG/KCMIL)	FEED THROUGH PHASE & NEUTRAL LUGS (AWG/KCMIL)
150	NONE	10K	SC816D150C	002	8	16	#6-300	#14-1/0	#6-250
200			SC816D200C						

NOTES:
FINISH - GRAY BAKED ENAMEL POWDER COAT
PAINT OVER CLEANED GALVANNEAL STEEL
MAXIMUM SYSTEM VOLTAGE: 120/240 VAC 3W.
UL LISTED - FILE E-6294
SUITABLE FOR USE AS SERVICE EQUIPMENT.
SUITABLE FOR UNDERGROUND/OVERHEAD SERVICE.
CONVERTIBLE TO SEMIFLUSH WITH SC2200F FLANGE KIT

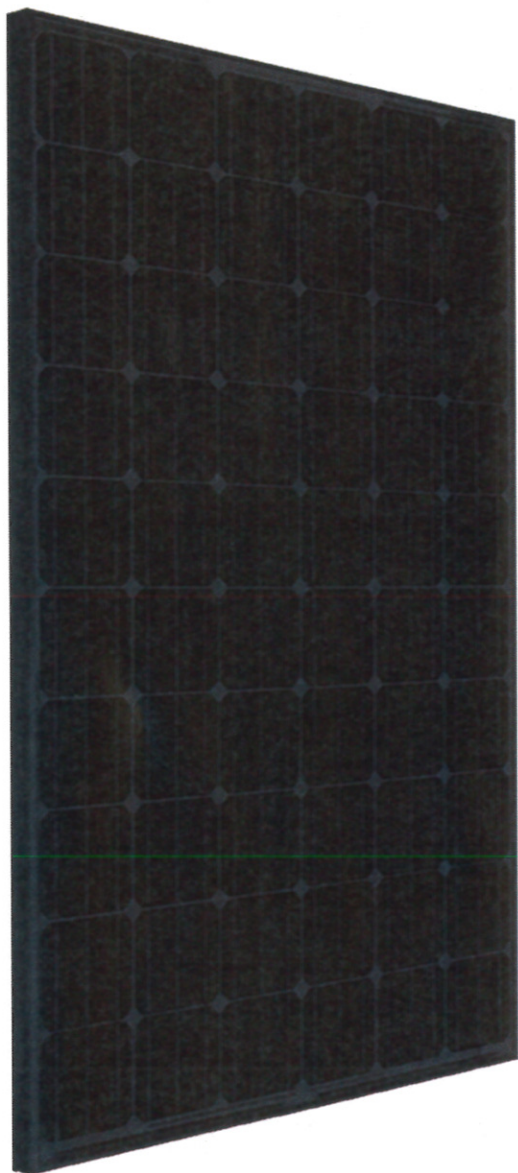
COMBINATION SERVICE ENTRANCE DEVICES
RING TYPE ALL-IN-ONE
RAINPROOF NEMA TYPE 3R ENCLOSURE
SURFACE/SEMI FLUSH

SQUARE D
by **Schneider Electric**

Dwg# 1993
NO.



SILFAB SLA-M 300



The Silfab SLA-M 60-cell monocrystalline module series is the result of the experience of the Silfab technical team, specialized in the entire photovoltaic value chain, with modules produced and operating for over 33 years.

The SLA-M modules are ideal for ground-mount, roof-top and solar tracking installations where maximum power density is preferred.

Maximum Efficiency

60 of the highest efficiency, best quality monocrystalline cells result in a maximum power rating of 300 Wp.

Positive Tolerance

(-0/+5W) module sorting achieves the maximum electrical performance of the PV system.

Industry Experts

Silfab's technical team has specialized experience in the entire photovoltaic value chain, with modules produced and operating for over 33 years.

Highest Automation

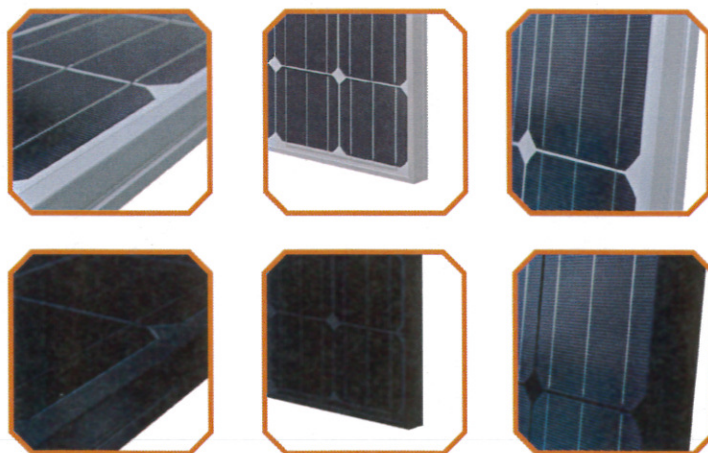
Strict quality controls during each step at one of the world's most automated module production facilities.

Increased Quality

Top quality materials and 100% EL testing guarantee a trustworthy 25-year performance warranty.

Reduced Weight

Engineered to accommodate low load bearing structures while maintaining highly durable mechanical characteristics including a maximum loading of 5400 Pa.



Available in Black



Electrical Specifications - Standard Test Conditions		SLA300M
Module Power (Pmax)	Wp	300
Maximum power voltage (Vpmax)	V	32.9
Maximum power current (Ipmax)	A	9.26
Open circuit voltage (Voc)	V	40.53
Short circuit current (Isc)	A	9.76
Module efficiency	%	18.8
Maximum system voltage (VDC)	V	1000
Series fuse rating	A	15
Power tolerance	Wp	-0/+5

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • Measurement uncertainty ≤ 3% • Sun simulator calibration reference modules from Fraunhofer Institute.
Electrical characteristics may vary by ±5% and power by -0/+5W.

Temperature Ratings		SILFAB SLA Mono
Temperature Coefficient Isc	%/K	0.03
Temperature Coefficient Voc	%/K	-0.30
Temperature Coefficient Pmax	%/K	-0.38
NOCT (± 2 °C)	°C	45
Operating temperature	°C	-40/+85

Mechanical Properties and Components		SILFAB SLA Mono
Module weight (± 1 kg)	kg	19
Dimensions (H x L x D; ± 1mm)	mm	1650 x 990 x 38
Maximum surface load (wind/snow)*	N/m ²	5400
Hail impact resistance		Ø 25 mm at 83 km/h
Cells		60 - Si monocrystalline - 3 or 4 busbar - 156 x 156 mm
Glass		3.2 mm high transmittance, tempered, antireflective coating
Encapsulant		PID-resistant EVA
Backsheet		Multilayer polyester-based
Frame		Anodized Al
Junction Box		3 diodes-45V/12A, IP67
Cables and connectors*		1200 mm Ø 5.7 mm (4 mm ²), gzx connector, MC4 comparable

* See installation manual

Warranties		SILFAB SLA Mono
Module product warranty		12 years 25 years ≥ 97% end of 1 st year ≥ 90% end of 12 th year ≥ 82% end of 25 th year
Linear power performance guarantee		

Certifications		SILFAB SLA Mono
Product		ULC ORD C1703, UL 1703, IEC 61215, IEC 61730, CEC listed UL Fire Rating: Type 2 (Type 1 on request)
Factory		ISO 9001:2008

Caution: Read the safety and installation manual before using this product.

Third-party generated pan files from PV Evolution Labs are available for 280M, 285M, 290M, 295M and 300M.

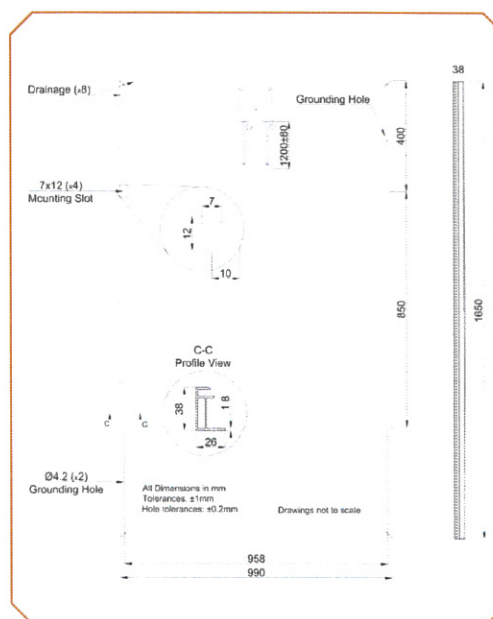


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ATTACHMENT E: ZONING ORDINANCE STANDARDS

21A.40.190 Small Solar Energy Collection Systems

- A. Standards: All small solar energy collection systems shall comply with the following requirements except as provided in section 21A.40.190.B relating to small solar energy collection systems in the historic preservation overlay districts. Per section 21A.34.020 of this title the historic landmark commission or staff has authority to modify the setbacks, location and height to ensure compliance with the overlay district regulations. Excluding subsection B of this section, if there is any conflict between the provisions of this subsection and any other requirements of the zoning, site development, and subdivision ordinances, the zoning administrator shall determine which requirements apply to the project in order to achieve the highest level of neighborhood compatibility.

Standard	Finding	Rationale
<p>Standard 1: Setbacks, Location and Height:</p> <ul style="list-style-type: none"> a. A freestanding small solar energy collection system shall be located a minimum of six feet (6') from all property lines and other structures, except the structure on which it is mounted. b. A small solar energy collection system may be located on a principal or accessory structure, including legal principal or accessory structures located less than the required minimum setback for the zoning districts. c. A small solar energy collection system shall not exceed by more than three feet (3') the maximum building height (based on the type of building - principal or accessory - the system is located on) permitted in the zoning district in which it is located or shall not extend more than twelve feet (12') above the roofline of the structure upon which it is mounted, whichever is less. d. A development proposed to have a small solar energy collection system located on the roof or attached to a structure, or an application to establish a system on an existing structure, shall provide a structural certification as part of the building permit application. 	Complies	<ul style="list-style-type: none"> a. The proposed small solar energy collection system is proposed to be located on the roof of the existing residence. The location of the system will not overhang the roof and will not encroach into any front, side or rear lot area. As long as the system is mounted on the main structure, it is allowed to be less than six feet from the property if it is determined by the Historic Landmark Commission to meet all other standards of the ordinance. b. The proposed small solar energy collection is located on the primary structure. c. The proposed small solar energy collection system is proposed to be mounted as flush with the roof as possible and below the ridge of the roofline. The solar panels themselves will project approximately four inches above the roof, but not above the roof ridge. d. If the solar panels are approved, the applicant will need to submit all necessary documentation for the installation and structural details for the proposed small solar energy collection system when a building permit is applied for.
<p>Standard 2: Coverage: A small solar energy collection system mounted to the roof of a building shall not exceed ninety percent (90%) of the total roof area of the building upon which it is installed. A system constructed as a separate accessory structure on the ground shall count toward the total building and yard coverage limits for the lot on which it is located.</p>	Complies	<p>The proposed small solar energy collection system is proposed to be mounted on the main residence and not on an accessory building. The solar system has 5 arrays. One array of 2 modules is on the front-facing roof plane. The other arrays are on the north and south façades consists of 12 modules total.</p>

Standard 3: Code Compliance: Small solar energy collection systems shall comply with all applicable building and electrical codes contained in the international building code adopted by Salt Lake City.	Complies	Should the proposed small solar energy collection system be approved, it will need to comply with all applicable codes adopted by Salt Lake City. This standard will need to be met should the proposal be approved and a building permit is applied for.
Standard 4: Solar Easements: A property owner who has installed or intends to install a small solar energy collection system shall be responsible for negotiating with other property owners in the vicinity for any desired solar easement to protect solar access for the system and shall record the easement with the Salt Lake County recorder.	Complies	The applicant will be responsible for negotiating with other property owners for any desired solar easements. This standard is not applicable to the approval of this project.
Standard 5: Off Street Parking and Loading Requirements: Small solar energy collection systems shall not remove or encroach upon required parking or loading areas for other uses on the site or access to such parking or loading areas.	Complies	The proposed small solar energy collection system is located on the main residence and is not located upon any required parking area.

21A.40.190 Small Solar Energy Collection Systems

B. Small Solar Energy Collection Systems and Historic Preservation Overlay Districts or Landmark Sites

Regulation	Finding	Rationale
<p>3. Small Solar Energy Collection System Location Priorities: In approving appropriate locations and manner of installation, consideration shall include the following locations in the priority order they are set forth below. The method of installation approved shall be the least visible from a public right of way, not including alleys, and most compatible with the character defining features of the historic building, structure, or site. Systems proposed for locations in subsections B3a through B3e of this section, may be reviewed administratively as set forth in subsection 21A.34.020F1, "Administrative Decision", of this title. Systems proposed for locations in subsection B3f of this section, shall be reviewed by the historic landmark commission in accordance with the procedures set forth in subsection 21A.34.020F2, "Historic Landmark Commission", of this title.</p> <ol style="list-style-type: none"> Rear yard in a location not readily visible from a public right of way. On accessory buildings or structures in a location not readily visible from a public right of way. In a side yard in a location not readily visible from a public right of way. On the principal building in a location not readily visible from a public right of way. On the principal building in a location that may be visible from a public right of way, but not on the structure's front facade. On the front facade of the principal building in a location most compatible with the character defining features of the structure. 	<p>Complies</p>	<ol style="list-style-type: none"> The rear yard is not an option for installation as the yard area contains vegetation that could prevent adequate sun exposure for the proposed solar panels. The rear yard is on the east side of the house and is shaded by the house itself. There are no accessory buildings on the site that would be suitable for solar panels The existing residence has a narrow side yard setbacks that are also shaded by vegetation and the house itself. There are other panels proposed on other portions of the roof that are not visible from the street. Additional panels are needed for the project to offset the energy needs. Based on the shape and size of the roof, there is no other location where the panels could be located to meet the sun exposure requirements and not be visible from the public right-of-way. There are a total of 14 solar panels proposed: 2 on the southwest, front-facing roof plane, 8 south facing roof planes and 4 on the north facing roof planes. <p>Finding: This application cannot be administratively approved as the preferred location priorities are not suitable based on the orientation, size and site features of this property as described above. This request shall be reviewed by the Historic Landmark Commission.</p> <ol style="list-style-type: none"> The location of the proposed small solar collection system on the front-facing roof plane is compatible with the character defining features of the building. While the proposed small solar collection system is proposed to be located on the front-facing roof plane, it will not be detrimental to the residence or its features. The proposed small solar collections system will be located as flush to the roof as possible and it not a feature that will permanently alter the historic structure. The proposed small solar collection system could easily be removed in the future with little to no damage to the historic structure.

HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Complies	The building was constructed in 1929 as a single-family home. No change of use is proposed and very little impact will be made to the characteristics of the property.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Complies	No historic materials or features are proposed to be altered as part of this request. The proposed small solar collection system will be mounted on the roof and can easily be removed in the future with little to no impact on the structural integrity of the property. They will be placed parallel to the roof or approximately 4 inches off the roof surface. They are designed to be as flush with the roof as possible.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Complies	The small solar energy collection system is a utility feature and is not being installed in a manner to create a false sense of history or architecture. This standard is met.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Complies	No significant historic features will be lost. The proposal complies with this standard.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Complies	No significant historic features will be lost as the proposed small solar collection system will be located on the roof and will have very little impact to the roof or the character of the property. The property and the structure will continue to remain a historic property that can have the solar panels removed with little to no impact to the structure. The proposed small solar collection system will be flush mounted to the roof and will be required to be structurally safe per the building code requirements. This standard is met.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	Not Applicable	The subject proposal does not include repair or replacement of deteriorated architectural features. This standard does not relate to the proposal.
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not applicable	The proposed work does not include any treatments of historic materials. This standard is not applicable to the request.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	Complies	Although a minor feature will be added to the roof of the single-family structure, the roof form itself will not be modified or altered. The proposed small solar energy collection system is designed to be flush mounted to have the least amount of visual and structural impact. In addition, the color of the roof is dark brown and the panels of the proposed small solar collection system are black. This standard is met.
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Complies	The proposed small solar energy collection system can be easily removed without impairing any form and integrity of the structure other than minimal damage to the asphalt shingle roof. This standard is met.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Not applicable	Small solar energy collection systems are considered an accessory to the building and no original material will be affected.
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.	Not applicable	No signs are proposed. This standard is not applicable.

ATTACHMENT F: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. On the left are the applicable design guidelines and on the right, a list of the corresponding Zoning Ordinance standards for which the design guidelines are applicable. The following applicable design guidelines can be found in *Design Guidelines for Commercial Properties and Districts in Salt Lake City*.

Applicable Design Guidelines	Corresponding Standards for a Certificate of Appropriateness
Design Objective 7.6- The visual impact of skylights and other rooftop devices should be minimized. <ul style="list-style-type: none">• Skylights or solar panels should be installed to reflect the plane of the historic roof.• They should be lower than the ridgeline, when possible.• Flat skylights and solar panels that are parallel with the roof plane may be appropriate on the rear and sides of the roof.• Avoid locating a skylight or solar panel on a front roof plane wherever possible.	Standards 2, 5, 8 and 9

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notices of the public hearing for the proposal include:

- Notice mailed on April 20, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 20, 2017
- Property posted on April 24, 2017

Staff has not received any public comments relating to this project. Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

ATTACHMENT H: MOTIONS

Consistent with Staff Recommendation:

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a minor alteration for the installation of a small solar energy collection system as proposed on the front-facing roof plane, visible from the public right-of-way for the residence at 1351 E. Normandie Circle. Specifically, the Commission finds that the proposed project complies with the standards of review.

Not Consistent with Staff Recommendation:

Based on the information, testimony and the proposal presented, I move that the Commission deny the request for a minor alteration for the installation of a small solar energy collection system as proposed on the front-facing roof plane, visible from the public right-of-way for the residence at 1351 E. Normandie Circle. Specifically, the Commission finds that the proposed project does not comply with the standards of review. (Commissioner then states findings based on Standards **1, 2, 3, 4, 5, 8** and **9** to support the motion):

- 1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**
- 3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;**
- 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**
- 5. Distinctive features finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the

gentlest means possible;

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;**
9. **Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;**
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title.