

**LOCAL HISTORIC DISTRICT:** Fourth Ward

**PROPERTY ADDRESS:** 513 N Pine Street

**SUMMARY OF REQUEST:** Addition/Solar Panels

**OWNER:** John Gero

**APPLICANT:** Energy Conservation

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two story Victorian style home constructed in 1900. The area contains a mix of large and small maturing trees. Adjacent structures are one and two story dwellings.

*Proposal*

The proposal is the addition of 15 solar panels on the left side of the roof. The panels are flush mounted with a low profile.

**Policy & Design Guidelines**

The HDC Policy & Design Guidelines do not explicitly define the location of solar panels on rooftops but considers this proposal an Addition. Ideally, solar panels should be located to the rear of a property and not substantially visible. The Secretary of Interior's Standards states solar panels can be installed in a sensitive manner and should conform to guidance regarding rooftop additions, i.e. that they be minimally visible to avoid altering the historic character of the building. See the National Park Service's *Technical Preservation Services* section on alternative energy (ITS Number 52). HDC Design Policy on Additions requires that additions be evaluated according to the following:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>

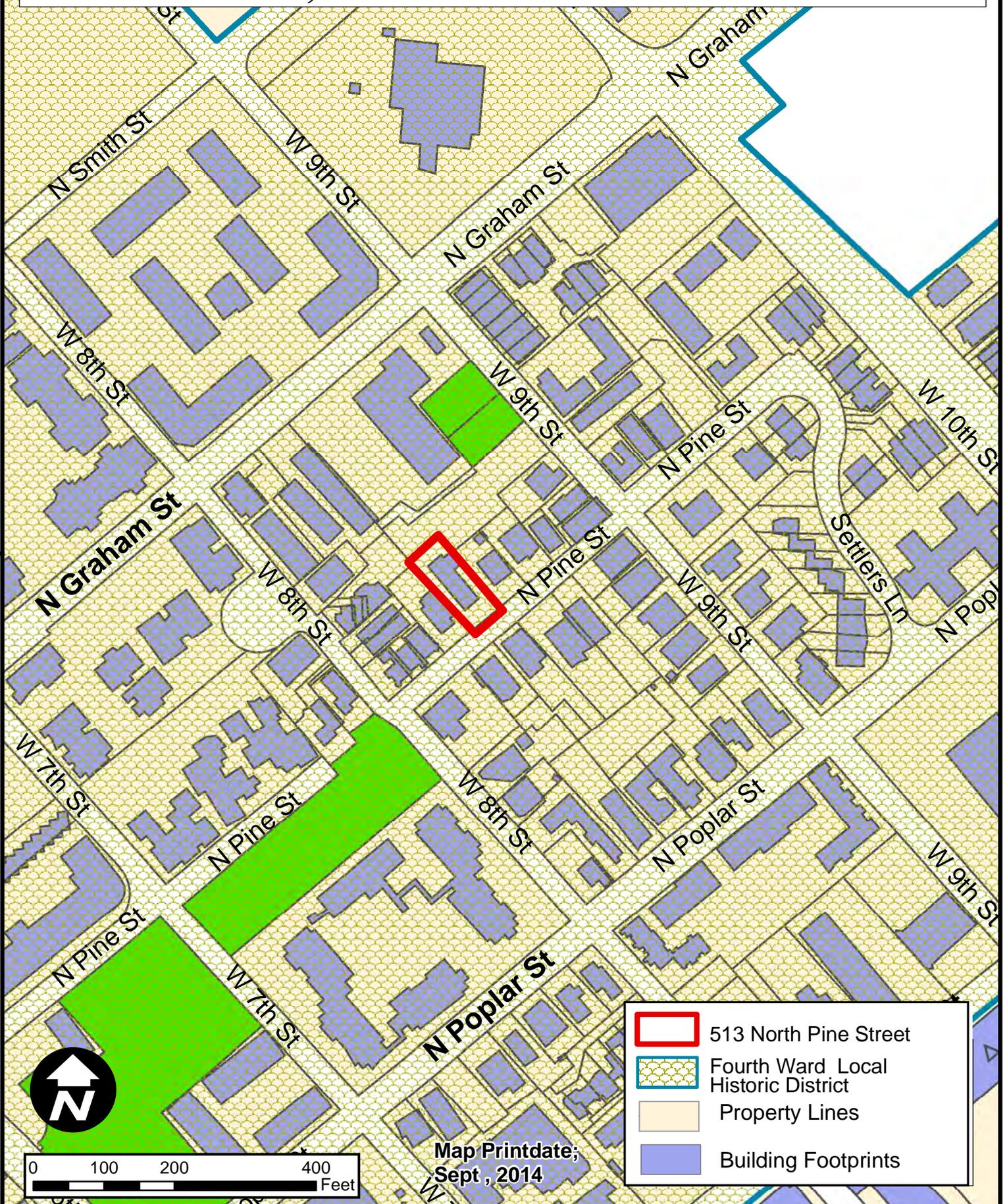
Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

The Commission will determine if the proposed location of solar panels significantly alter the original character of the property.

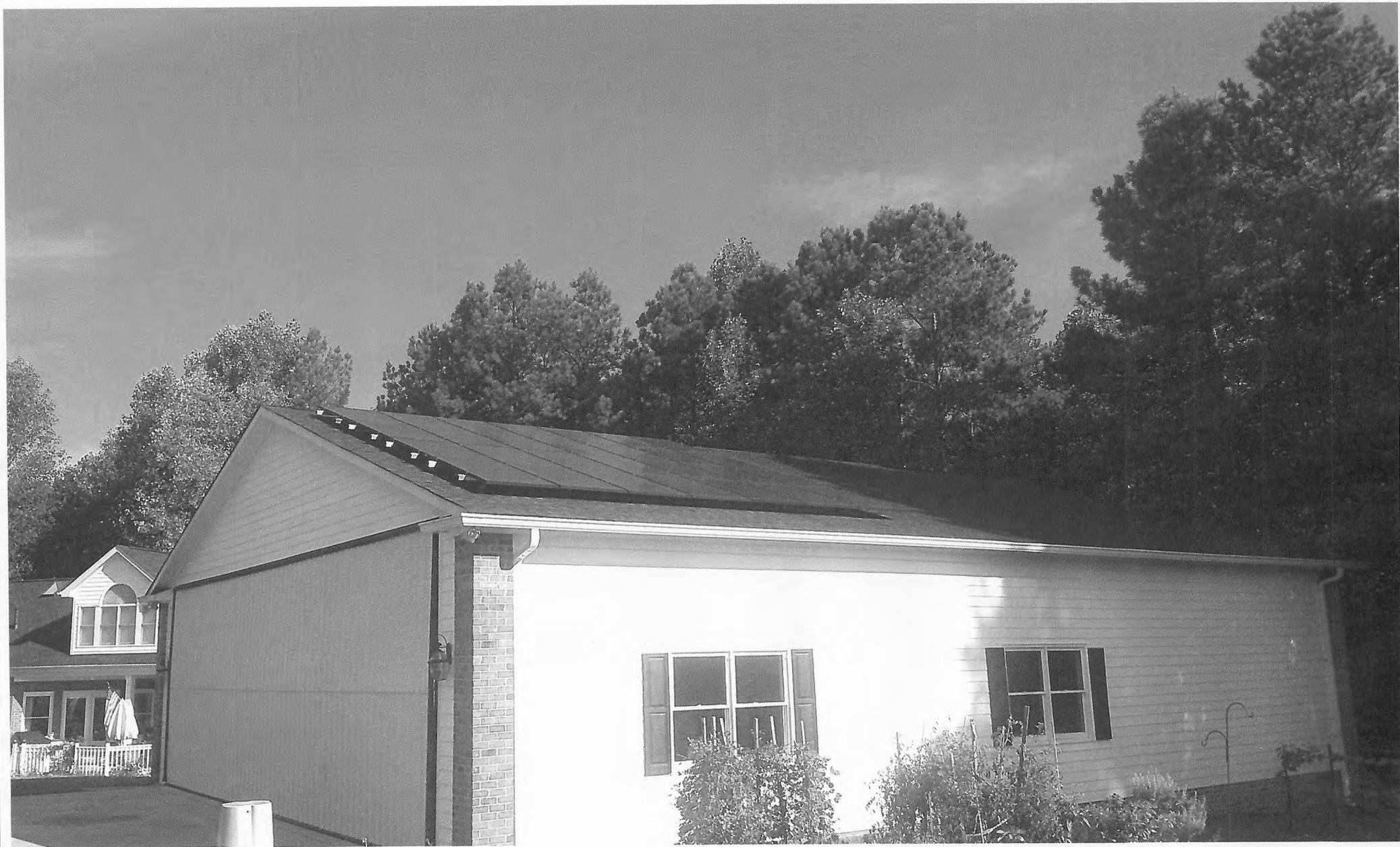
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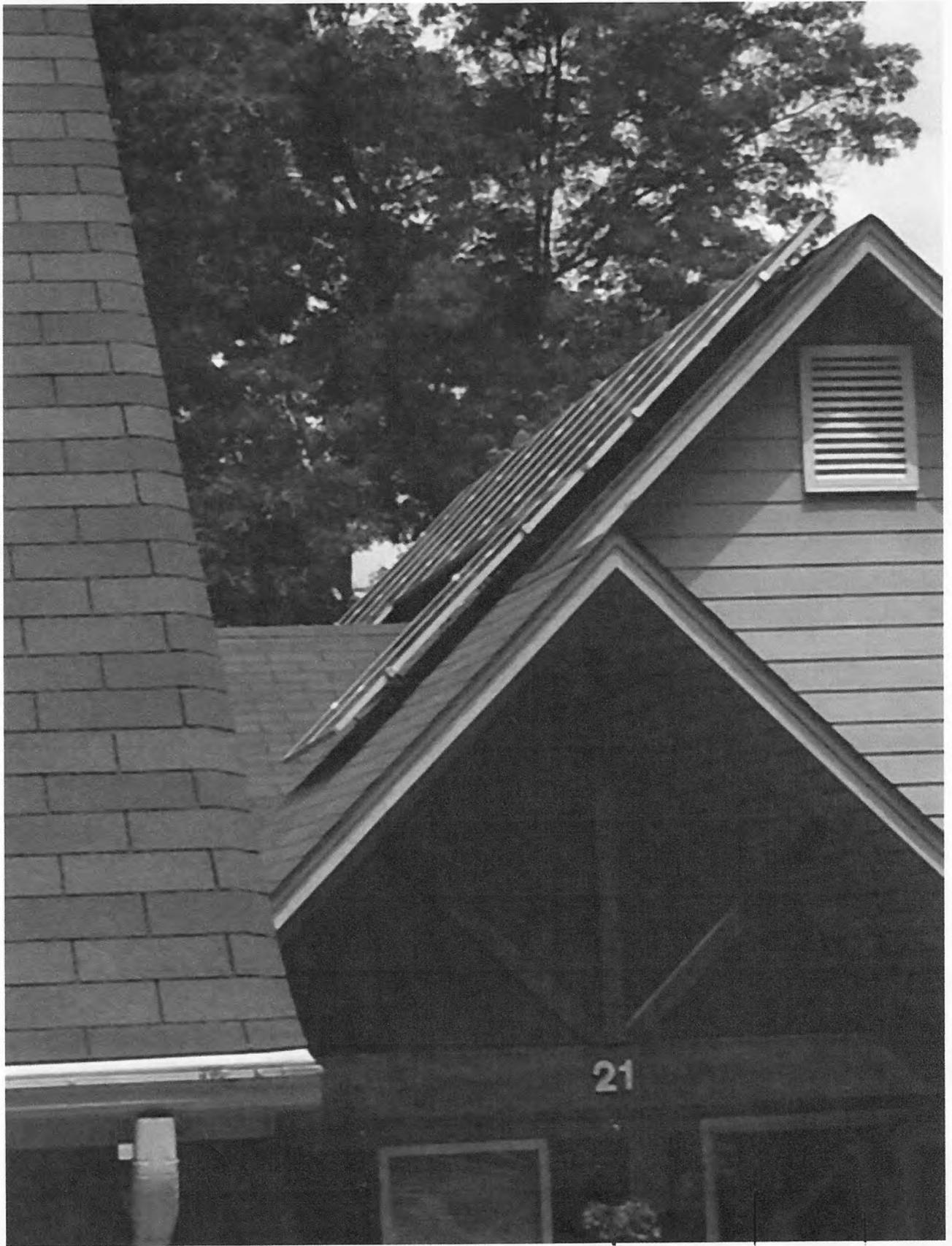


Panels on this roof.



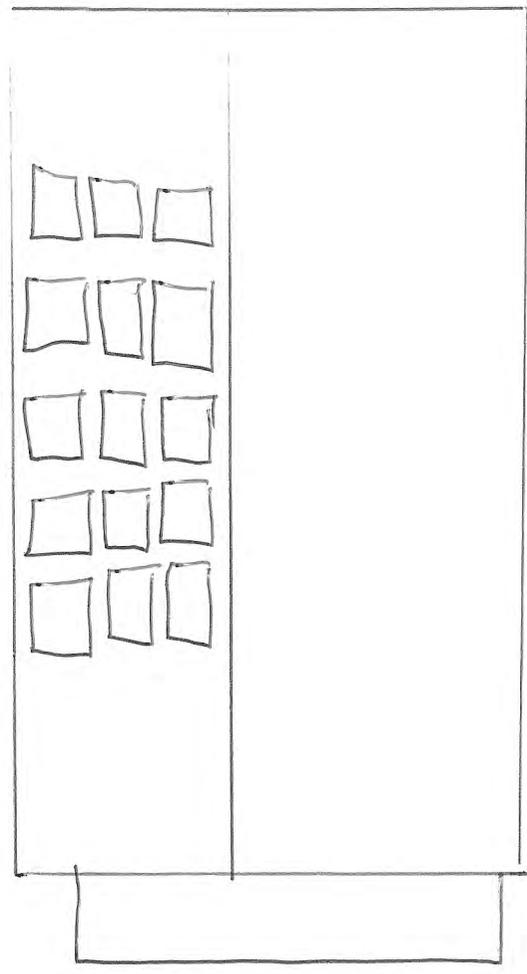
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Pine St





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