

**STAFF REPORT  
for  
FEBRUARY 5, 2020 HRC MEETING**

**Case #:** COA2020-008  
**Staff:** Heather M. Bratland

**Applicant:** Matthew Giegengack

**LOCATION**

District: West End Historic Overlay District #56  
Street: 644 North Spring Street  
Building: Thomas J. Wilson House  
Status: Contributing  
Local Historic  
Landmark#: n/a

**REQUEST(S)**

- Installation of solar panels

**APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES**

*West End Historic Overlay District Design Review Guidelines*  
**(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)**

**PROJECT DESCRIPTION/ELEMENTS**

*Please refer to the information provided with the application.*

**STAFF COMMENTS**

Per the *West End Historic Overlay District Report*, “the Thomas J. Wilson House is one of a group of Queen Anne cottages in the West End. The one-story weatherboarded frame house is characterized by a steep hip roof with a small front shed dormer,” chimneys, an octagonal bay, and an engaged front porch. Historically, the house had a shingle roof, and it is covered in asphalt shingles currently.

**STAFF FINDINGS**

Commission staff finds that the project is incongruous with the character of the West End Historic Overlay District because:

- 1) The proposed solar collectors will be located, in part, on the south-facing side of the end gable roof that prominently projects toward the sidewalk. This portion of the roof is only one story above the ground. Per the designation report, the steep roof is a character-defining feature of the cottage. Unlike the other locations proposed for installation of solar collectors in this application, this section of roof is not an area of low visibility. (*Structural and Mechanical Systems*, West End Guideline 4)

**STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission deny COA2020-008 at the Thomas J. Wilson House, located at 644 North Spring Street, within the West End Historic Overlay District (PIN#, 6825-98-4239.00). If the Commission approves COA2020-008, staff recommends the following conditions:

- 1) The applicant shall amend the application to remove the four solar panels on the south-facing end gable roof closest to Spring Street;

- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 4) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.