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**Historic Landmarks and Preservation  
Districts Commission**

**Report to the Committee**

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To: Clifton Architectural Review Committee  
Thru: Joe Haberman, Planning Manager *JH*  
From: Savannah Darr, Historic Preservation Specialist  
Date: August 25, 2017

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**Case No:** 17COA1179  
**Classification:** Committee Review

**GENERAL INFORMATION**

**Property Address:** 126 N. Jane Street

**Applicant:** Janice Weber  
126 N. Jane Street  
Louisville, KY 40206  
502-721-9713  
[kyjweber@gmail.com](mailto:kyjweber@gmail.com)

**Owner:** Nancy Givens  
Avery Sun and Solar  
3015 Brownsboro Road, Ste. 11  
Louisville, KY 40206  
270-792-0727  
[Nlgbg15@outlook.com](mailto:Nlgbg15@outlook.com)

**Plan prepared by:** Samuel Avery  
Avery Sun and Solar  
795 Port Wooden Road  
Upton, KY 42784  
502-741-6944  
[samuelavery@gmail.com](mailto:samuelavery@gmail.com)

**Estimated Project Cost:** \$11,900

**Description of proposed exterior alteration:**

The applicant seeks approval to install 14 Axitec solar panels on the south-facing side of the roof. The 14 280-watt panels will be installed in two 7-panel strings, arranged symmetrically. Each panel measures 5'-6" by 3'-4" and weighs 39.68

lbs. The panels will not be installed on the south dormer roof because its gabled rooflines do not face south.

### **Communications with Applicant, Completion of Application**

The application was received on July 28, 2017 and considered complete and requiring committee level review on July 31, 2017. The case is scheduled to be heard by the Clifton Architectural Review Committee on August 30, 2017 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

## **FINDINGS**

### **Guidelines**

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alterations: **Roofing**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

### **Site Context/ Background**

The property is located on the west side of N. Jane Street, south of the intersection with Sycamore Avenue. The site is zoned R5 within the Traditional Neighborhood Form District. The one-and-a-half-story, frame Colonial Revival style house building is surrounded by other frame houses of varying architectural styles.

There are no previous COAs for this property.

### **Conclusions**

The **Roofing** design guidelines, specifically R17, does not encourage the installation of solar panels "where they can be seen from a building's street address façade or primary elevation." When approaching the house from the south, the solar panels that are proposed to be installed near the front of the house will be visible. However, when standing directly in front of the house, there will be limited visibility of the solar panels. Per information submitted by the applicant, the solar panels will not compromise the structural integrity of the roof. Furthermore, there are no chimneys or other historic elements on the south facing roof to be damaged by the installation of solar panels. Thus, the proposed work generally meets the Clifton design guidelines for **Roofing**.

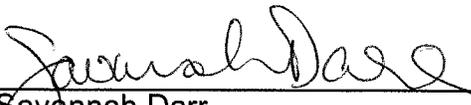
## **RECOMMENDATION**

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions:

- 1. If the design or materials change, the applicant shall contact staff for review and approval.**

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

8/25/17  
 \_\_\_\_\_  
 Date

  
 Savannah Darr  
 Historic Preservation Specialist

## Roofing

### Clifton Design Guideline Checklist

- + Meets Guidelines NA Not Applicable
- Does Not Meet Guidelines NSI Not Sufficient Information
- +/- Meets Guidelines with Conditions

	Guideline	Finding	Comment
R1	Replacement roofing materials should closely match the original roofing material in texture and profile. Some substitute materials including asphalt shingles, dimensional shingles, or cement tiles may be considered. Contact the Landmarks staff for any new emerging roof technologies.	NA	Solar panels
R2	Metal roofing materials like lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper. While copper roofs may be left unpainted, terne-metal roofs should be painted a traditional roof color. Repair and replacement with in-kind materials is recommended in order to preserve the visual appearance of the original. Contact the Landmarks staff for any new emerging metal roof technologies.	NA	
R3	When replacing metal roofing on residential roofs, the proportion and spacing of the seams and trim should match the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture because the scale is inappropriate.	NA	
R4	On historic terra cotta clay tile roofs, ridge and hip tiles should be retained. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.	NA	
R5	On slate roofs, historic roof details, such as decorative cresting and finials and metal ridge caps, should be replaced with in-kind materials or materials that are visually compatible.	NA	
R6	The reconstruction of any missing roof feature should be based on historical, pictorial, and physical evidence. If the evidence is insufficient, the roof feature should be of a compatible new design rather than a falsely historical or conjectural reconstruction.	NA	
R7	On additions or new construction, new roof designs should be similar or compatible with the shape, size,	NA	

	Guideline	Finding	Comment
	scale, and materials of the historic building and other buildings within the district.		
<b>R8</b>	For major decaying or deteriorated roof features – like cupolas, dormers, or chimneys – the form and detailing of the features should be used to create appropriate replicas. Smaller irreparable historic roof details – such as decorative cresting, finials, or metal roof caps for slate roofs – should be replaced with in-kind or visually compatible materials.	NA	Solar panels
<b>R9</b>	Extensive areas of flashing should not be visible and should be avoided. Portions of metal flashing may be covered by mortar or stucco.	NA	
<b>R10</b>	When installing replacement gutters, do not destroy the historic roof detail.	NA	
<b>R11</b>	When replacing gutters, use half-round replacement gutters or ogee profile gutters that have a simple design and do not alter the character of the trim. When it is not possible to repair or replace the original box gutters, the box gutters should be roofed over and the replacement gutters attached.	NA	
<b>R12</b>	Unpainted galvanized steel gutters or downspouts are not preferred as they will rust and stain adjacent materials. Galvanized gutters should be appropriately primed and painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.	NA	
<b>R13</b>	Historically exposed rafter ends and eaves should remain and be preserved.	NA	
<b>R14</b>	New roof-top additions should not compromise the structural integrity of the building.	+	Per information submitted by the applicant, the solar panels will not compromise the structural integrity of the roof.
<b>R15</b>	Any new roof-top mechanical or service equipment should be installed in a manner as to not damage the historic elements or fabric; examples include: cupola, weathervane, and chimney.	+	There are no chimneys or other historic elements on the south facing roof to be damaged by the installation of solar panels.
<b>R16</b>	Mechanical equipment or systems (examples: HVAC or water) should not be installed on roofs where they may overload and compromise a historic building's existing structural system. Additional support systems may need to be constructed to support the additional weight load.	+	Per information submitted by the applicant, the solar panels will not compromise the structural integrity of the roof.
<b>R17</b>	Antennae, satellite dishes, skylights, vents, roof-top mechanical units, decks, terraces, dormers, or high-profile solar panels should not be installed where they can be seen from a building's street address façade or primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.	+/-	See conclusions