



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: ISCOA 1187 (ISCOA 1180) Intake Staff: JD

Date: 9/11/15 Fee: -

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☒ Clifton ☐ Cherokee Triangle ☐ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: Metal and solar roof installation

RECEIVED

Project Address / Parcel ID: 174 William Street 40206 / 069A0012

SEP 11 2015

Deed Book(s) / Page Numbers²: 6951 / 0451

PLANNING &
DESIGN SERVICES

Total Acres: 0.105

Project Cost: \$14k of \$25k

PVA Assessed Value: \$128,500

Existing Square Feet: NA New Construction Square Feet: NA Height (ft.): NA Stories: NA

Project Description (use additional sheets if needed):

New solar roof on the Southeast facing upper rear 'camelback' portion of the existing house, integrated with the standing seam metal roof installation. I have submitted separately for the metal portion of the installation.

The primary intent was to restore the roof of the house to more closely match the original type of many decades ago, while keeping it structurally sound and economically viable, hopefully for another generation to come.

Please refer to the attached letter for a more detailed description for the project history and scope

At the time, I was not aware that a Certificate of Appropriateness was required. However, I do apologize that I did not apply prior to starting the project.

Contact Information:

Owner: ☒ *Check if primary contact*

Applicant: ☐ *Check if primary contact*

Name: Mark Frazar

Name: Owner

Company: _____

Company: _____

Address: 174 William St

Address: _____

City: Louisville State: KY Zip: 40206

City: _____ State: _____ Zip: _____

Primary Phone: 502.802.4442

Primary Phone: _____

Alternate Phone: 502.562.9220

Alternate Phone: _____

Email: frazarm@gmail.com

Email: _____

Owner Signature (required): 

Attorney: ☐ *Check if primary contact*

Plan prepared by: ☐ *Check if primary contact*

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

RECEIVED
SEP 11 2015
PLANNING &
DESIGN SERVICES

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false

10th September 2015

Urban Design Team
Planning and Design Services
Louisville Metro Government
444 S. 5th Street
Louisville, KY 40202

RECEIVED

SEP 11 2015

PLANNING &
DESIGN SERVICES

Dear Urban Design Staff:

Please allow me first to say that I am a long-time fan of the shotgun style house, the so-called 'camelback' shotgun style of house, and their history. This was a major factor in buying and moving to the Clifton neighborhood and into this house, 18 years ago. I also remain a strong proponent of historic preservation, and voted for the local designation of the Clifton district some 12 years ago. As stated, the primary intent of these improvements is to restore the roof of the house to more closely match the original type of construction in the early 1890's, while keeping it both structurally solid and economically viable, for one, or hopefully more generations to come.

In your review, I ask that you take into account our need for lower energy consumption and renewable energy sources, as well as the considerations that were evaluated in the process that lead to this metal and solar roof installation on my home, as you see pictured.

You are probably aware that solar modules need to have some southern exposure in order to provide ideal energy production. You are also likely aware that the Commonwealth of Kentucky does not get the greatest amount of sun among the states, and that, for this reason, it takes a substantially longer time for a solar installation to pay for its own initial costs. You may not know, however, that here it requires upwards of 25 or 30 standard sized modules to produce the amount of electricity as the average household consumes, which is more than 10,000 kWh.

The original solar analysis prepared by RegenEn solar of Butchertown proposed over 30 panels, to cover nearly three times the roof area, and particularly it recommended including the nearly direct South facing side of the primary first floor roof. Despite these recommendations, the solar modules were installed only on the upper 2nd floor rear 'camelback' roof area, singly on the southeast face. I felt that the significant distance from the street hold it apart from anyone's typical field of view from the street, placing it over 50 feet from the street. Additionally, I wanted to ensure that the standing seam metal on the lower primary roof remains visible.

The surface of the solar modules can indeed physically be seen from the street, of course. However, it's worth noting that many houseguests and neighbors have truly been completely unaware of its presence, right up until they were directed where to look.

At my request, the lowest available type mounting, using 'S' clips, was used, to provide the roof with a very low profile, tight to the metal. Further, the number of modules was reduced down again from 16 to 12 just prior to installation, in order to ensure that the new surface would remain within the profile of the original roof. RegenEn estimated this to produce 30 to 35% of my current energy usage, approximately 3,800 to 4,000 kWh. After making other energy efficiency upgrades, I hope to produce 50% of the total electricity used annually.

174 WILLIAM STREET
LOUISVILLE, KY 40206

15011167

September 11, 2015

A camelback shotgun house has extremely limited areas where solar modules can be mounted. Other than mounting on the ground, covering most of the rear yard, or building new structures. The only other remaining option would be the northwest face of the same upper rear 'camelback' roof area. In order to get some amount of proper southern exposure, the modules would have to be mounted on a frame structure, creating a surface that projects well above the roof and could be quite visible. If mounted closely parallel to that northwest roof face, as they are now on the southeast side, it is estimated that this 180° rotation of azimuth might amount to a reduction in annual energy production of up to 25%.

I have been fortunate enough to be able to finance this metal and solar roof installation. The projected return on the investment for this installation is about 12 years, based on the current energy production, even after factoring the benefits of the 30% federal tax credit. A reduction in production of up to 25% as described above could change that installation cost recovery time to at least 16, if not up to 18 years. There are many residents in the neighborhood for which such an installation might not be an option today. There are several houses today that still sit vacant or boarded within two blocks. The many pure shotgun style (single-story) houses that we have in Louisville, you may note, have even more limited potential roof area for solar use. In fact, on my street for example, *no southern roof face* is available that *would not be clearly visible* from the street, on almost all of the shotgun houses.

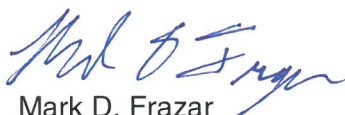
I understand that the primary guidelines from which you have to draw come from the Secretary of the Interior, which were originally created for architecturally significant historic properties, each of which go through a lengthy process in order to be qualified for individual designation on the National Historic Register. It seems that it might not be appropriate that the same standards which apply to Farmington or Locust Grove should be applied in literally just the same way to every modest home within all of Louisville's Preservation districts.

One can't help but note that the routine installation of satellite dishes, antennas and both ground and window mounted air conditioners do not appear to be cited or regulated. All of these are generally more obtrusive to the historic profiles of homes and businesses than are solar module surfaces. However, like these other items, the solar modules that have been installed can be removed at any future time as desired, and the metal roofing will remain below; There is little doubt this will happen, given the speed of change in technology.

It is important to remember that in the era of the construction of buildings in this district there were no utility poles, transformers, telephone lines, electric or gas meters, and there were outhouses out back. The homes and businesses were lit by oil or gas, and heated by wood stoves and then coal furnaces. It seems to me that with changing energy needs there must be some greater allowance for even these small but historic structures to adapt with the times.

I hope that your group may find these improvements acceptable, and that equipping this nearly 125-year-old structure for solar energy in the manner it was installed is not inappropriate. I greatly appreciate your consideration in this matter, please do not hesitate to contact me if I can provide anything further which might facilitate the process.

Respectfully,

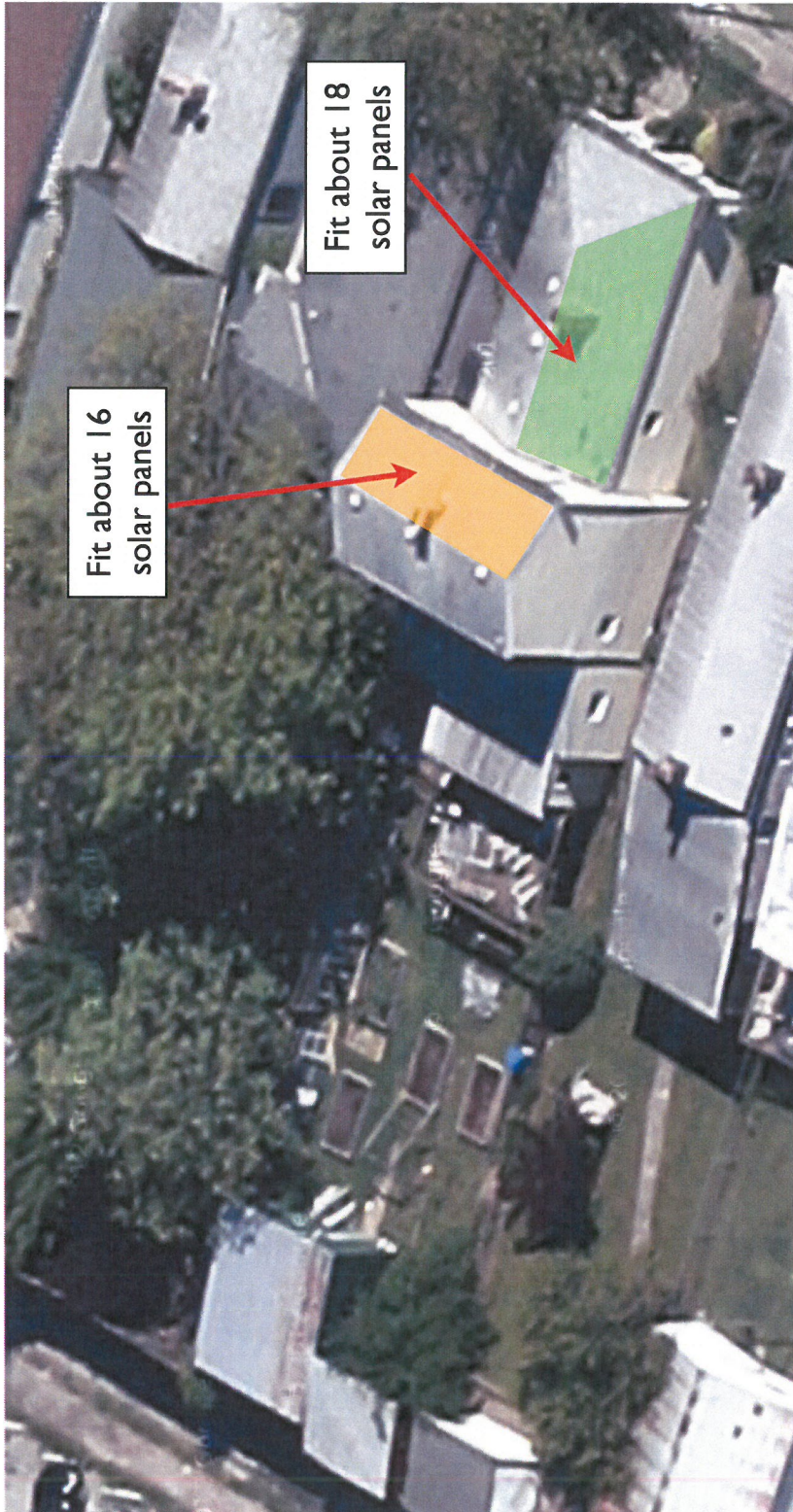

Mark D. Frazar

RECEIVED

SEP 11 2015
PLANNING &
DESIGN SERVICES

enclosure: regen solar diagram, copy of resolution 079, 17 photographs

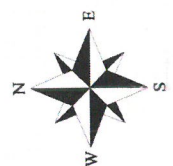
1510A1187



RECEIVED

SEP 11 2015

PLANNING &
DESIGN SERVICES



<p>RegenEn Solar RegenEn Solar LLC 812 E. Washington St. Louisville, KY 40206 PH: 502.298.8160 E: dhofmann@regenensolar.com Web: www.regenensolar.com</p>	<p>This system design may be used only for the purposes of a solar photovoltaic installation by RegenEn Solar LLC. It is to be applied only to the property address listed herein unless otherwise agreed upon by registered agent of RegenEn Solar LLC.</p>	<p>PROJECT ADDRESS: 174 William St Louisville, KY 40206</p>	<p>DRAWN BY: D. Hofmann</p> <p>SCALE: NA</p> <p>PAGE NO: 2</p>
<p>©2014 RegenEn Solar LLC ALL RIGHTS RESERVED</p>			

15COA1187

RESOLUTION NO. 079, SERIES 2015

A RESOLUTION SUPPORTING THE FUTURE OF SOLAR ENERGY IN METRO LOUISVILLE.

Sponsored By: Council Members Blackwell, Hollander, Johnson, Woolridge, Hamilton, James, Magre, Fowler, Flood and President Tandy

WHEREAS, solar power is a clean source of energy that can power Louisville's homes, businesses, cars, streetlights, and other infrastructure; and

WHEREAS, solar power will help achieve better air quality and will reduce carbon pollution; and

WHEREAS, the Commonwealth of Kentucky currently emits 90 million metric tons of carbon pollution annually to produce electricity; and

WHEREAS, every megawatt (MW) of solar energy installed is projected to create 20 manufacturing jobs and 13 installation or maintenance jobs, and each megawatt hour (MWh) of solar energy displaces approximately 2,000 pounds of carbon pollution from coal-burning power plants; and

WHEREAS, Louisville Metro Council recognizes the above assets of solar power, and desires to encourage this important clean energy solution; and

WHEREAS, Louisville is the 28th largest city in the country, and can take national leadership in pursuit of solar power; and

WHEREAS, Louisville stands ready to take full advantage of the new 21st century energy economy to be driven by clean solar power; and

WHEREAS, Louisville can set a goal of new solar installations with a capacity of 2 million watts (about 500 residential installations) by the end of 2016, with expanded goals to be set for 2025 and beyond.

BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE COUNCIL) AS FOLLOWS:


SECTION I. The Louisville Metro Council urges all Metro Agencies and Departments to support the vigorous growth of solar energy in Louisville and to aggressively pursue strategies designed to meet this goal. Such strategies can include supporting solar for new construction, adding solar on school and other municipal buildings, streamlining the permitting process for commercial and industrial solar


1510A1187

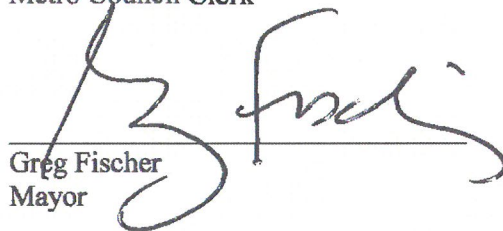
installations, integrating solar energy into public infrastructure and street lights, facilitating investment in solar energy, and supporting a city-wide solar education program such as *Solar Over Louisville*.

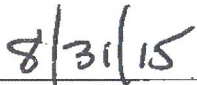
SECTION II. The Louisville Metro Council is supportive of public and private efforts and grant opportunities aimed at ensuring that lower income families are able to take advantage of greening and sustainability initiatives within Jefferson County, Kentucky

SECTION III. This Resolution shall take effect upon its passage and approval.


H. Stephen Ott
Metro Council Clerk

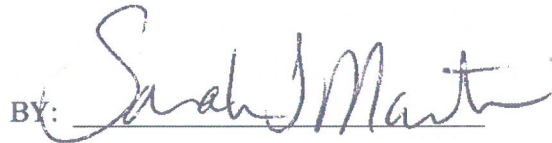

David W. Tandy
President of the Council

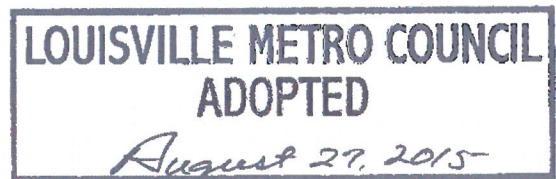

Greg Fischer
Mayor


Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

BY: 





Land Development Report

August 13, 2015 5:12 PM

[About](#) [LDC](#)

Location

Parcel ID: 069A00120000
Parcel LRSN: 41824
Address: 174 WILLIAM ST

Zoning

Zoning: R5A
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: CLIFTON
National Register District: CLIFTON
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0027E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

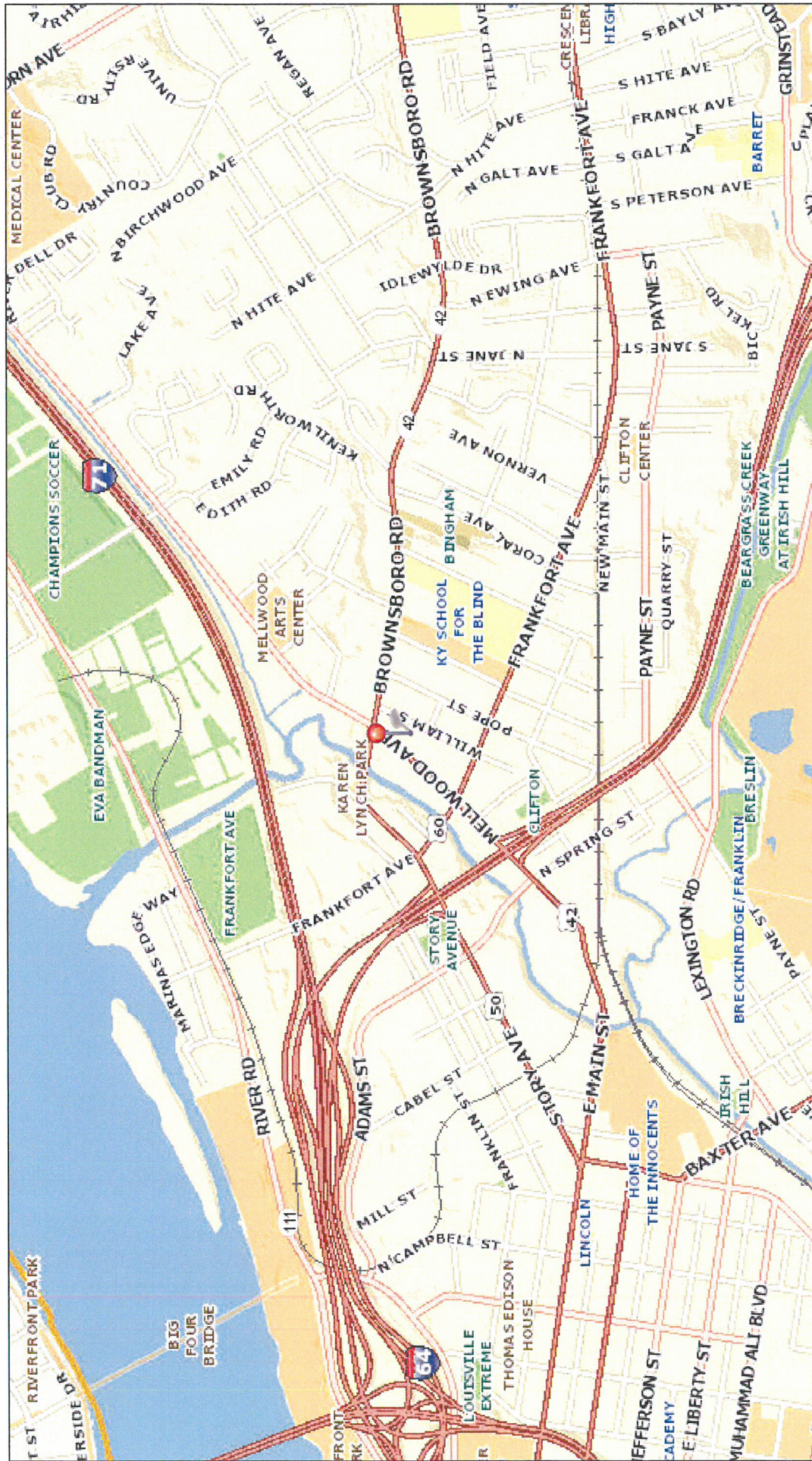
Municipality: LOUISVILLE
Council District: 9
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

RECEIVED

SEP 11 2015

PLANNING &
DESIGN SERVICES

15COA1187



174 William Street



Louisville Metro, MSD, LWC & PVA © 2015

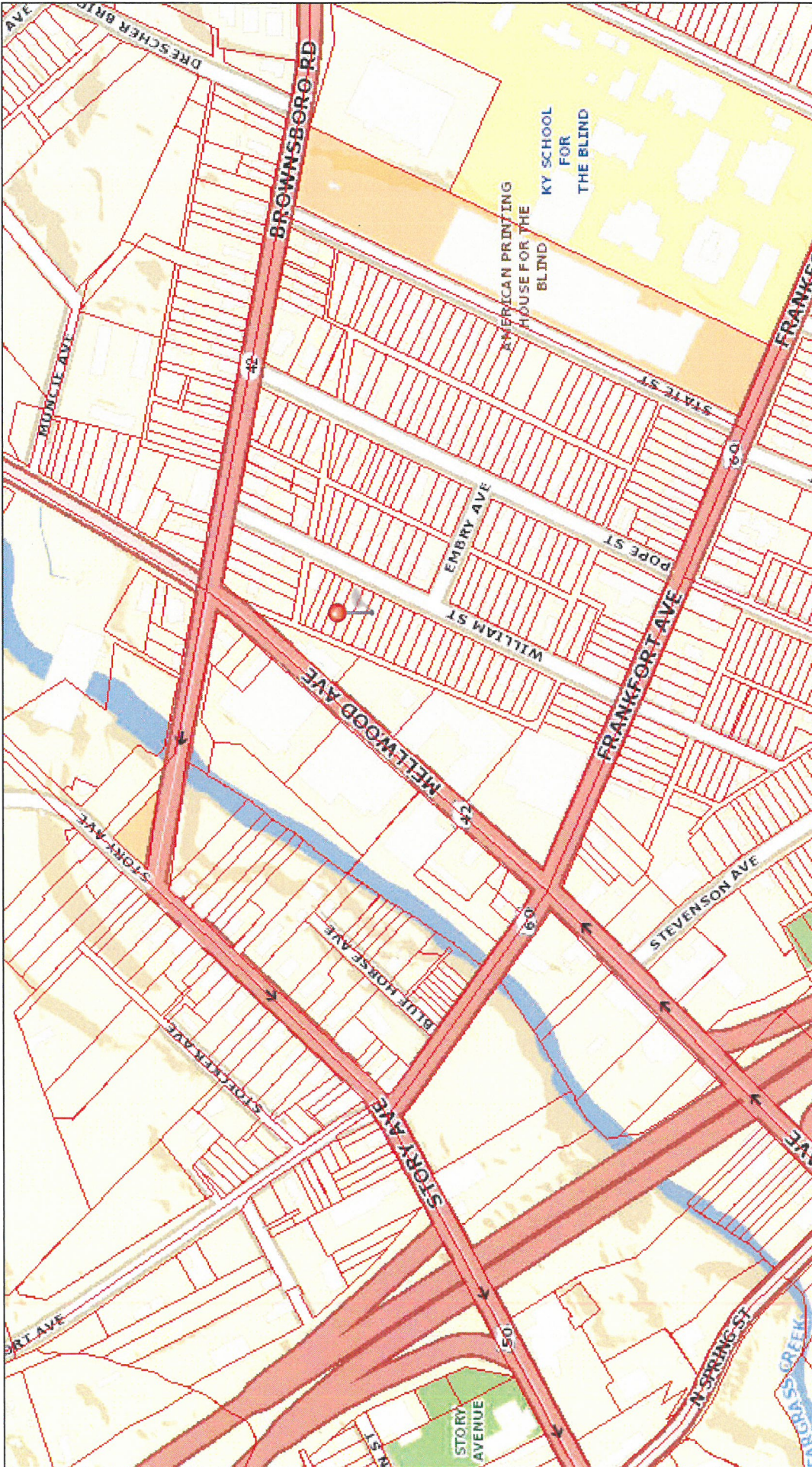
This map is not a legal document and should only be used for general reference and identification.

RECEIVED
SEP 11 2015
PLANNING &
DESIGN SERVICES

8/13/2015, 5:50:36 PM



15C0A1187

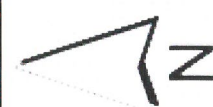


LOJIC
Louisville Metro, MSD, LWC & PVA © 2015
This map is not a legal document and should only be used for general reference and identification.

RECEIVED
SEP 11 2015
PLANNING & DESIGN SERVICES

174 William St

8/13/2015, 5:53:27 PM



15COA1187

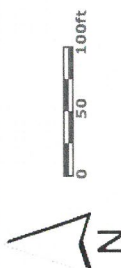


174 William St



8/13/2015, 6:03:12 PM

RECEIVED
SEP 11 2015
PLANNING &
DESIGN SERVICES



15COA1187

B1
Street View from South
BEFORE



15COA1187

B2
View from South
BEFORE



B3
View from Southeast
BEFORE



B4
View from South
BEFORE



15C0A1187

B5
View from Northeast
BEFORE



13COA1187

A1.1
Street View from South
AFTER



1516A1187

A1.2
Street View from South
AFTER



15C0A1187

A2.1
View from South
AFTER



A2.2
View from South
AFTER

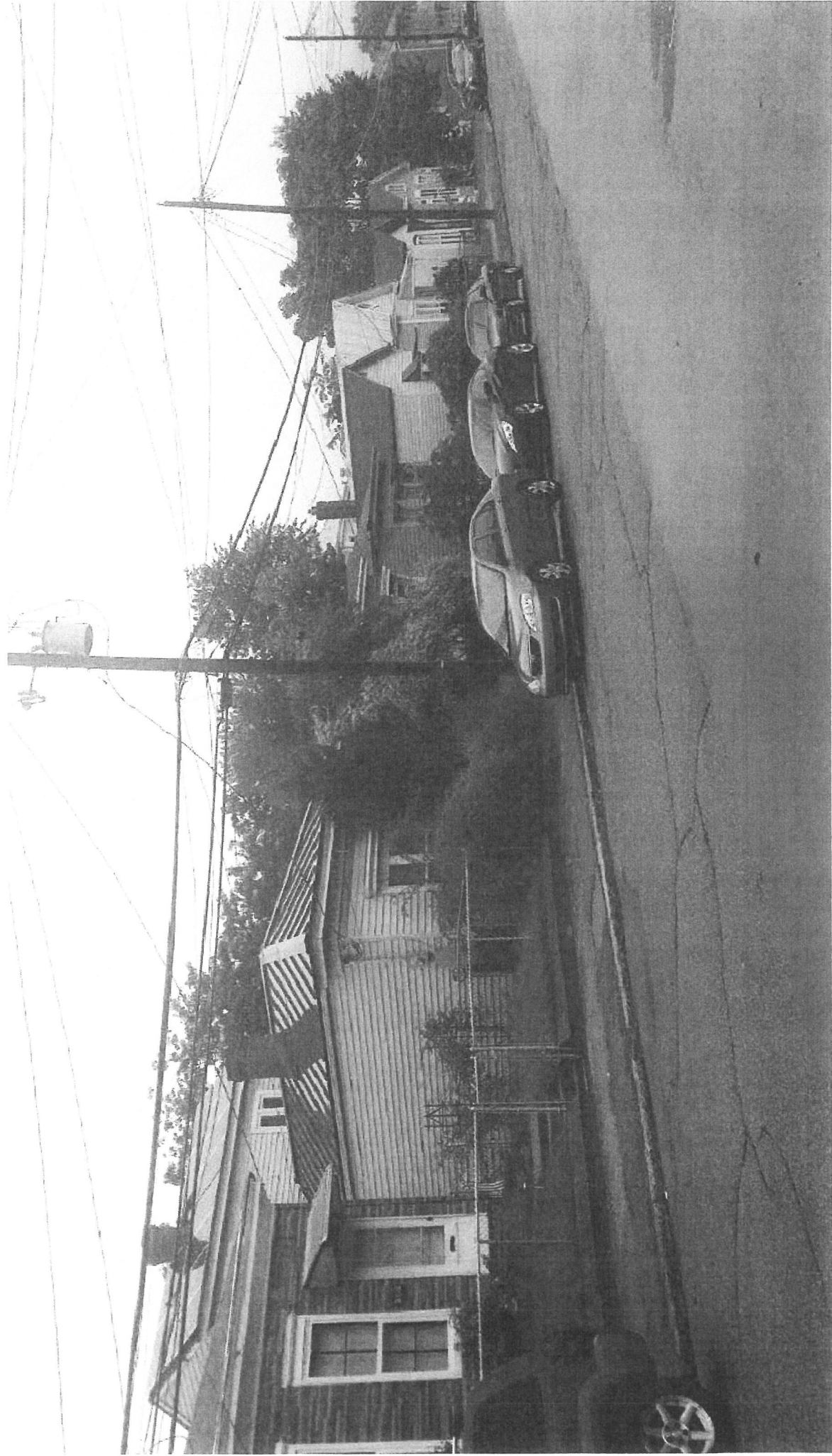


A3.1
View from Southeast
AFTER



A3.2
View from Southeast
AFTER

174 William St.



A4
View from South
AFTER



A5.1
View from Northeast
AFTER



15C0A1187

A5.2
View from Northeast
AFTER



15C0A1187

STREETSCAPE VIEW
(from Northeast)
AFTER



13COA1187

STREETSCAPE VIEW
(from South)
AFTER



15COA1167

STREETSCAPE VIEW
(from South)
AFTER



15COR1187