



## Heritage Commission

### Approval of solar installation at 400 17th Avenue SE

**Agenda Date:** 12/6/2021  
**Agenda Item Number:** 5.A  
**File Number:** 21-1154

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**Type:** decision **Version:** 1 **Status:** Filed

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#### Title

Approval of solar installation at 400 17<sup>th</sup> Avenue SE

#### Recommended Action

Move to recommend approval of permit for proposed street-facing solar installation at 400 17<sup>th</sup> Avenue SE, with proposed amendments to Solar Installation Guidelines.

#### Report

##### Issue:

Whether to recommend approval of permit for solar installation on street-facing roof at 400 17<sup>th</sup> Avenue SE.

#### Staff Contact:

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923

#### Presenter(s):

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923  
Capstone Solar Representative, if present.  
Susan Hedrick, Homeowner, if present.

#### Background and Analysis:

An application for solar installation at this address was received on October 25. The Shade Report for this installation (attached) indicates that the optimal solar gain is at the street-facing roofs south elevation. Other roof surfaces receive less sunlight and have vents and other interruptions that deter efficient installation.

The Commission is currently using the Guidelines for Solar Installations that were adopted in Spring 2021, which do not allow street-facing installations except when no other options are “viable” (defined as meeting 80% total solar resource fraction or higher). The guidelines are currently under discussion for proposed amendment. Discussion at the October 27 meeting was inconclusive, and the subject was deferred for a future meeting with more commissioners in attendance.

Under discussion is language that could allow for greater flexibility for placement on the front of homes when other roof tops do not provide sufficient solar gain. The current Solar Guidance with

proposed amendments is attached.

In this instance, Heritage Review Committee direction should be considered in light of proposed changes to the guidelines, and the Committee's reasoning in any decision should be brought to bear in amending or upholding the current guidelines. Recommendations to the full Commission may be one outcome of this permit review.

**Neighborhood/Community Interests (if known):**

South Capitol Neighborhood

**Options:**

1. Recommend permit approval.
2. Do not recommend permit approval.

**Attachments:**

Photo and district listing  
Shade Report  
Email Correspondence  
Guidelines for Solar Installation - with Markup  
Review Checklist