

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 2

HDRC CASE NO: 2015-448
ADDRESS: 614 WHITING
LEGAL DESCRIPTION: NCB: 3577 BLK: 22 LOT: 25 & NE IRR 40.67 FT OF 26 NATIONAL PARKS SERVICE SUBD
ZONING: O1 H RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Christopher Stubbs
OWNER: Christopher Stubbs
TYPE OF WORK: Roofing and installation of solar panels
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof with a standing seam metal roof and install solar panels at the rear of the structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION AND RECONSTRUCTION)

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

6. Designing for Energy Efficiency

C. SOLAR COLLECTORS

i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The applicant has proposed to mount a solar photovoltaic system to the roof on the southern side of the primary historic structure at 614 Whiting. According to the Guidelines for Additions 6.C.i., solar collectors should be located on the side or rear roof pitch of the primary historic structure to minimize visibility from the public right of way. The applicant has located the proposed solar panels to be positioned in a manner that is not highly visible from the public right of way. This is consistent with the Guidelines.
- b. The applicant has also proposed to remove the existing asphalt shingle roof and install a standing seam metal roof. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roof should only be used on

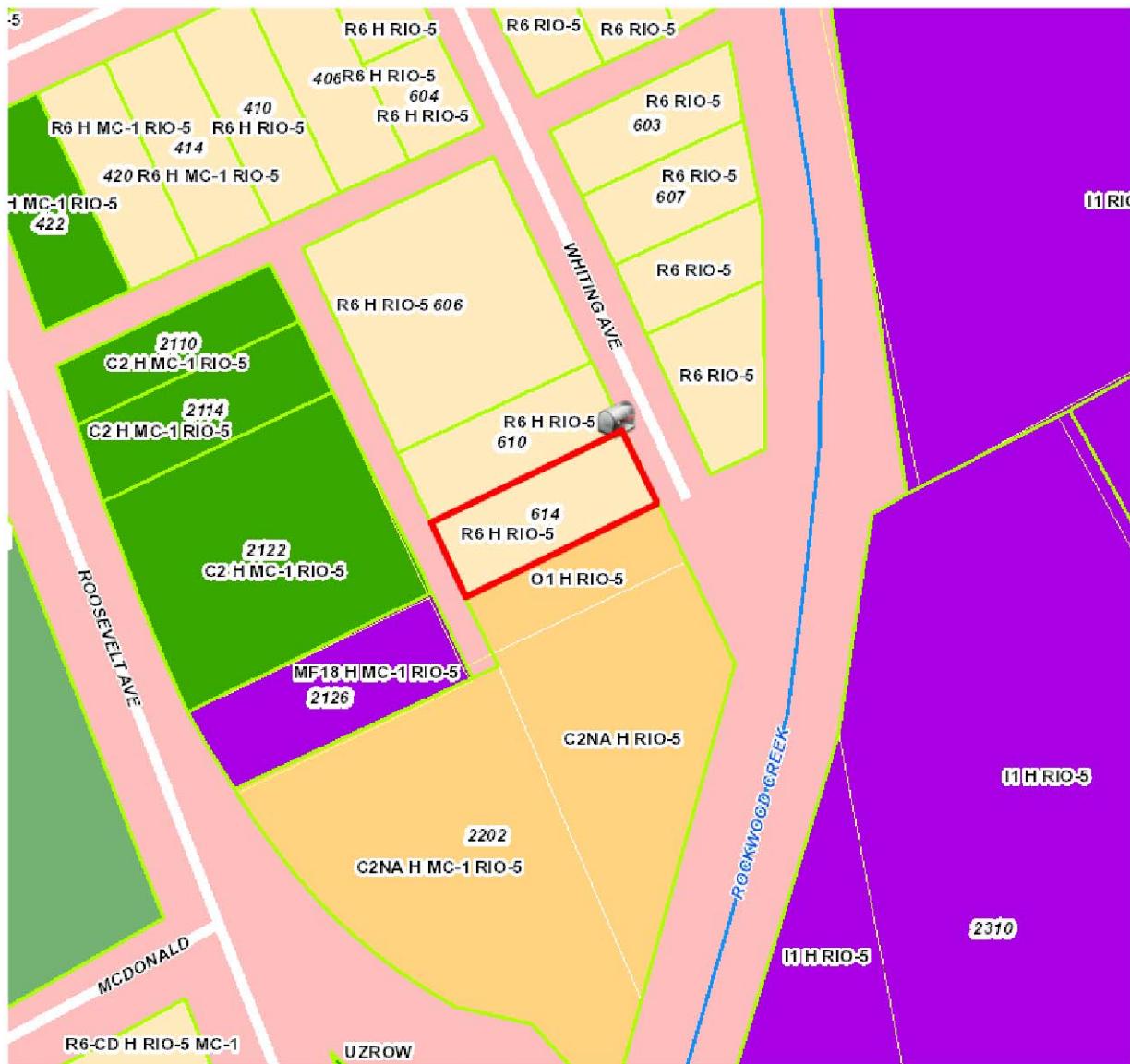
structures where a metal roof is architecturally appropriate. Staff finds that the applicant's proposal is appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall

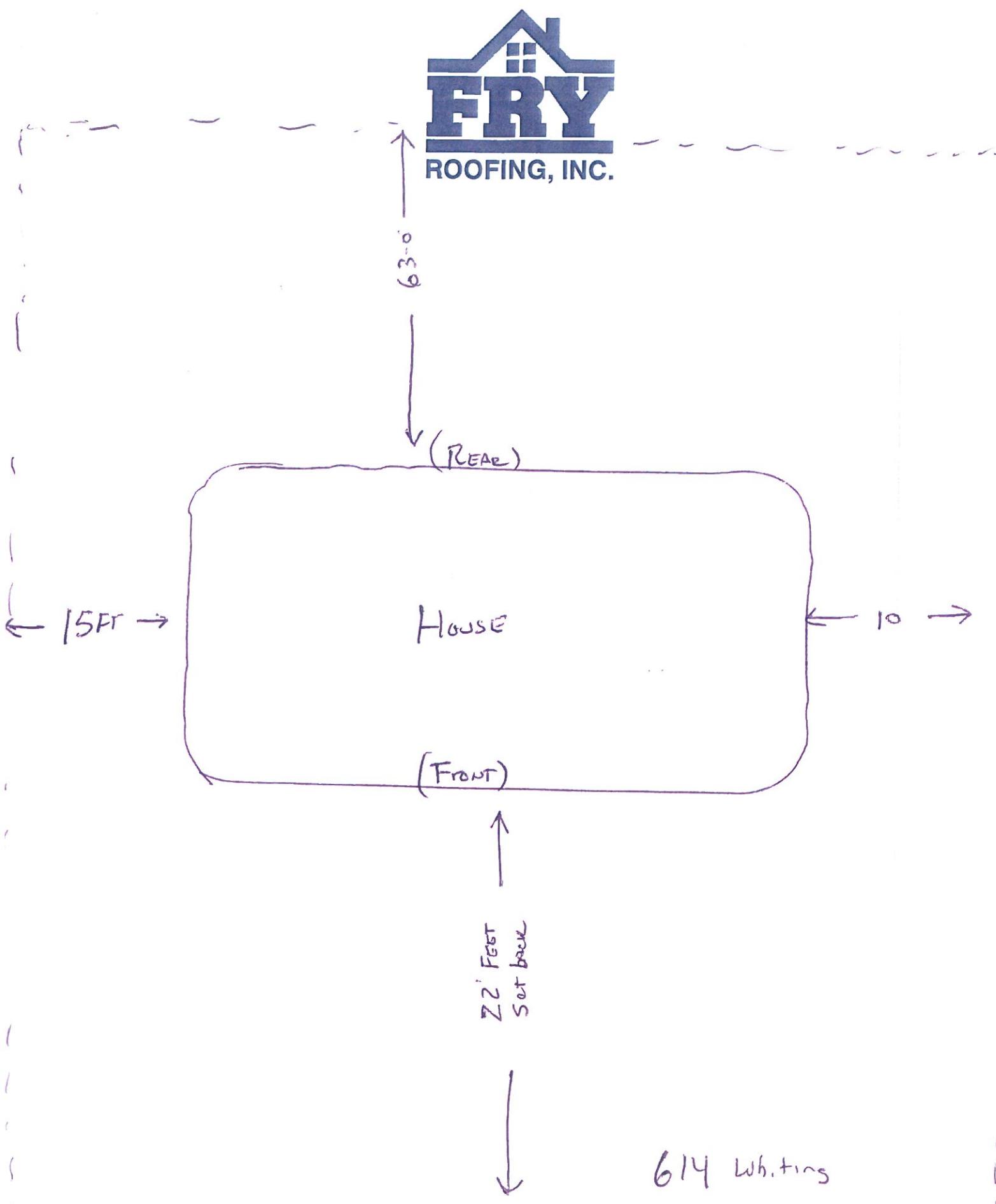


Flex Viewer

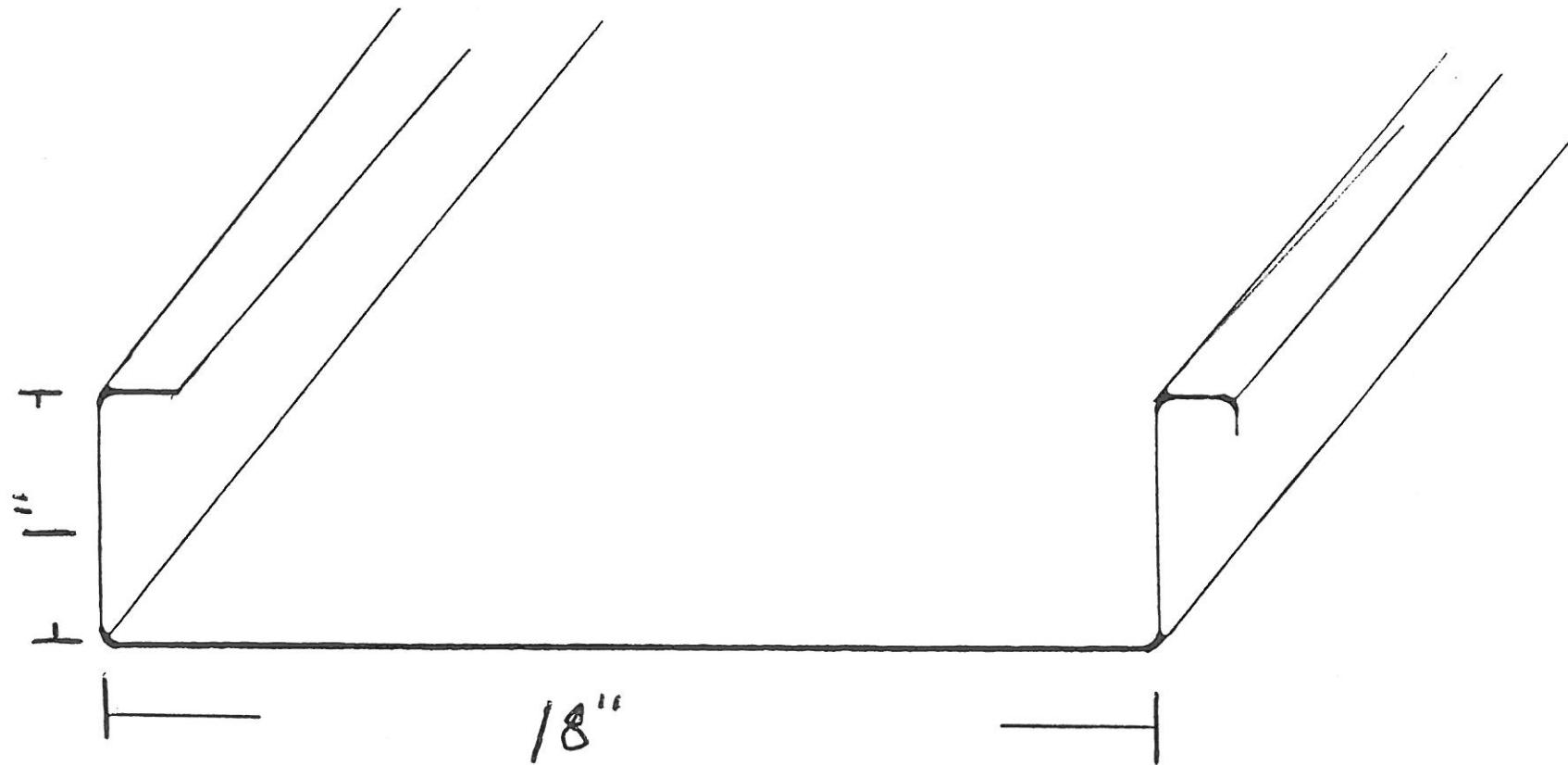
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Printed:Nov 05, 2015

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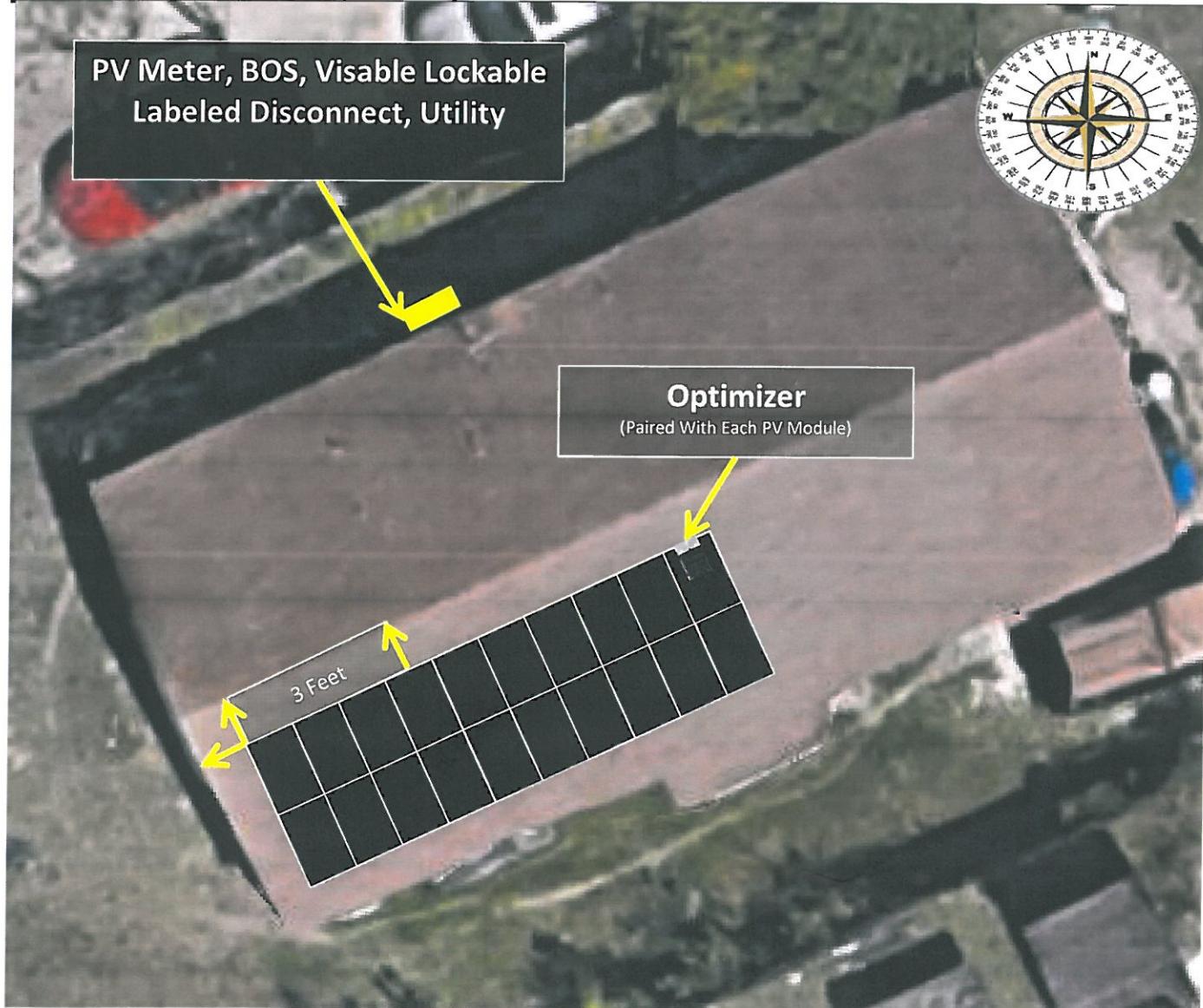
24ga GALVALUME





Site Layout

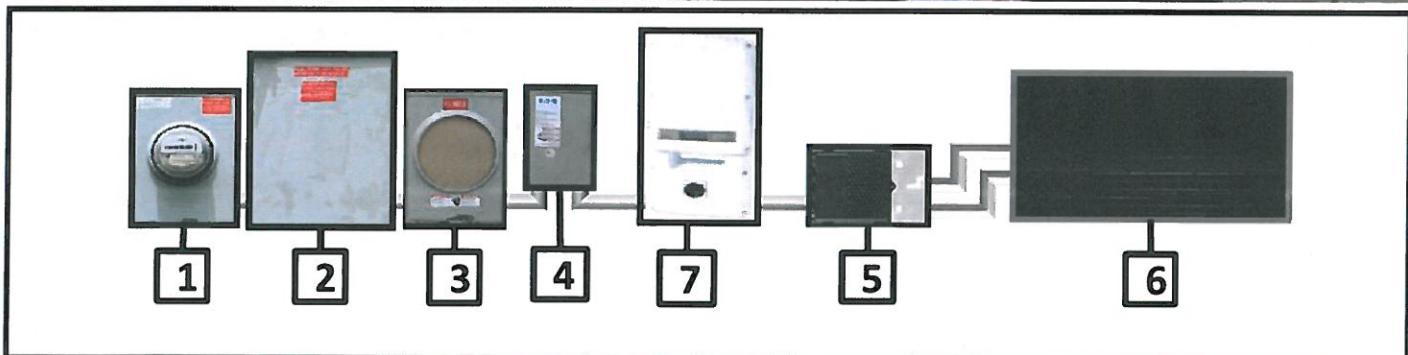
Name:		Address:		System Size	
Chris Stubbs		614 Whiting Ave.		3.00 kW _{DC}	
		San Antonio, Tx 78210			
System Type		Item	#	Manufacture	Model
Roof Mount		Panel	20	Stion	STO-150
		Inverter	1	SolarEdge	SE3000A-US
Array	Azimuth°	Tilt°	#	Notes	
1	155	26	20		
2					
3					
4					





Site Elevation

Name:	Address:	System Size	
Chris Stubbs	614 Whiting Ave. San Antonio, Tx 78210	3.00 kW _{DC}	
System Type	#	Manufacture	Model
Roof Mount	20	Stion	STO-150
Inverter	1	SolarEdge	SE3000A-US



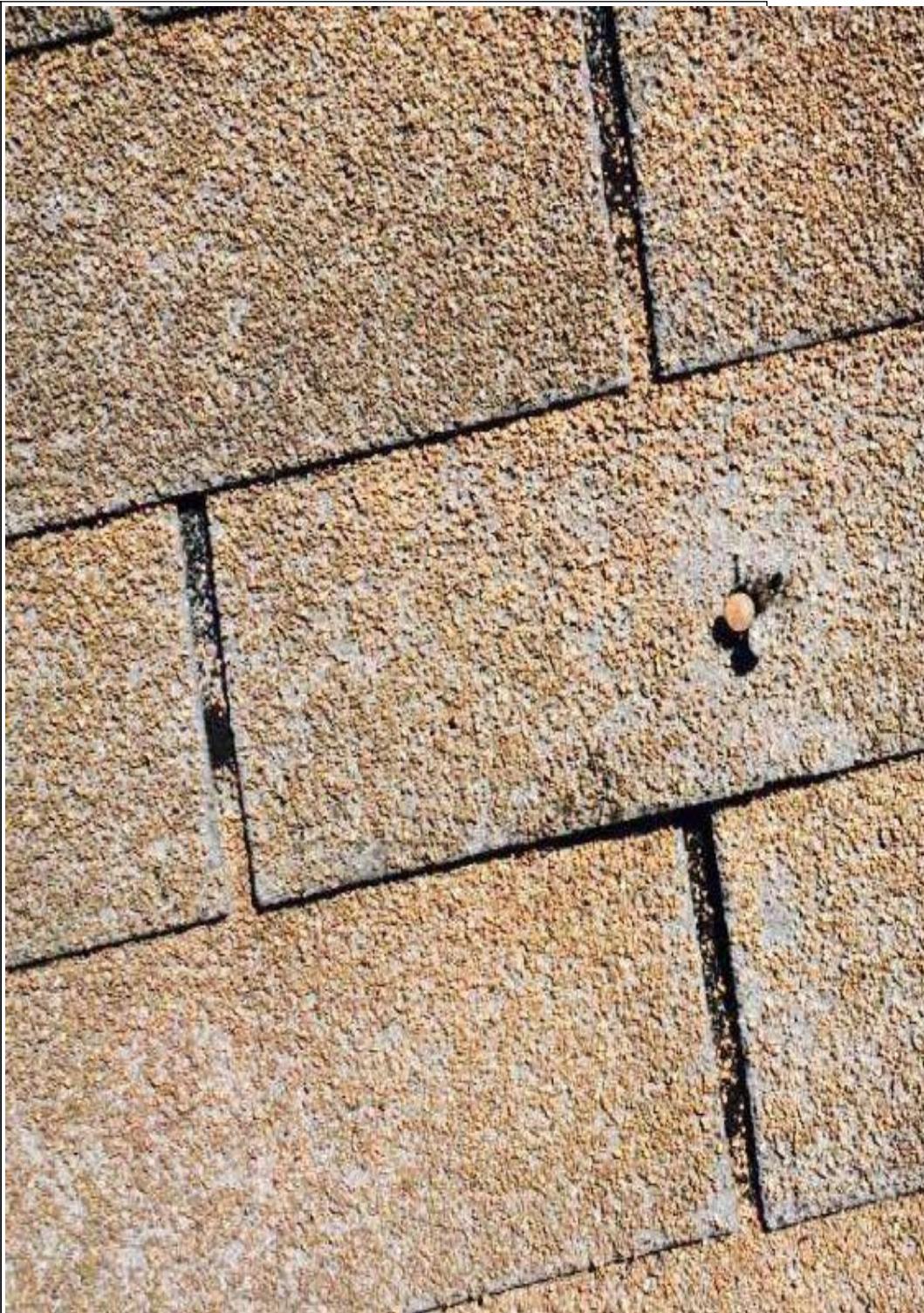
1	UTILITY METER (1 PHASE)
2	MAIN PANEL, MAIN BREAKER
3	PHOTOVOLTAIC METER (1 PHASE)
4	PHOTOVOLTAIC DISCONNECT (VISIBLE LOCKABLE LABELED)
5	MICRO-INVERTER (LOCATED UNDER PV MODULE)
6	PHOTOVOLTAIC MODULE (LOCATED ON ROOF) [EACH MODULE IS PAIRED WITH AN OPTIMIZER]
7	INVERTER

Please Note:

The site elevation is a model to show component placement. SITE ELEVATION IS NOT 100% TO SCALE.



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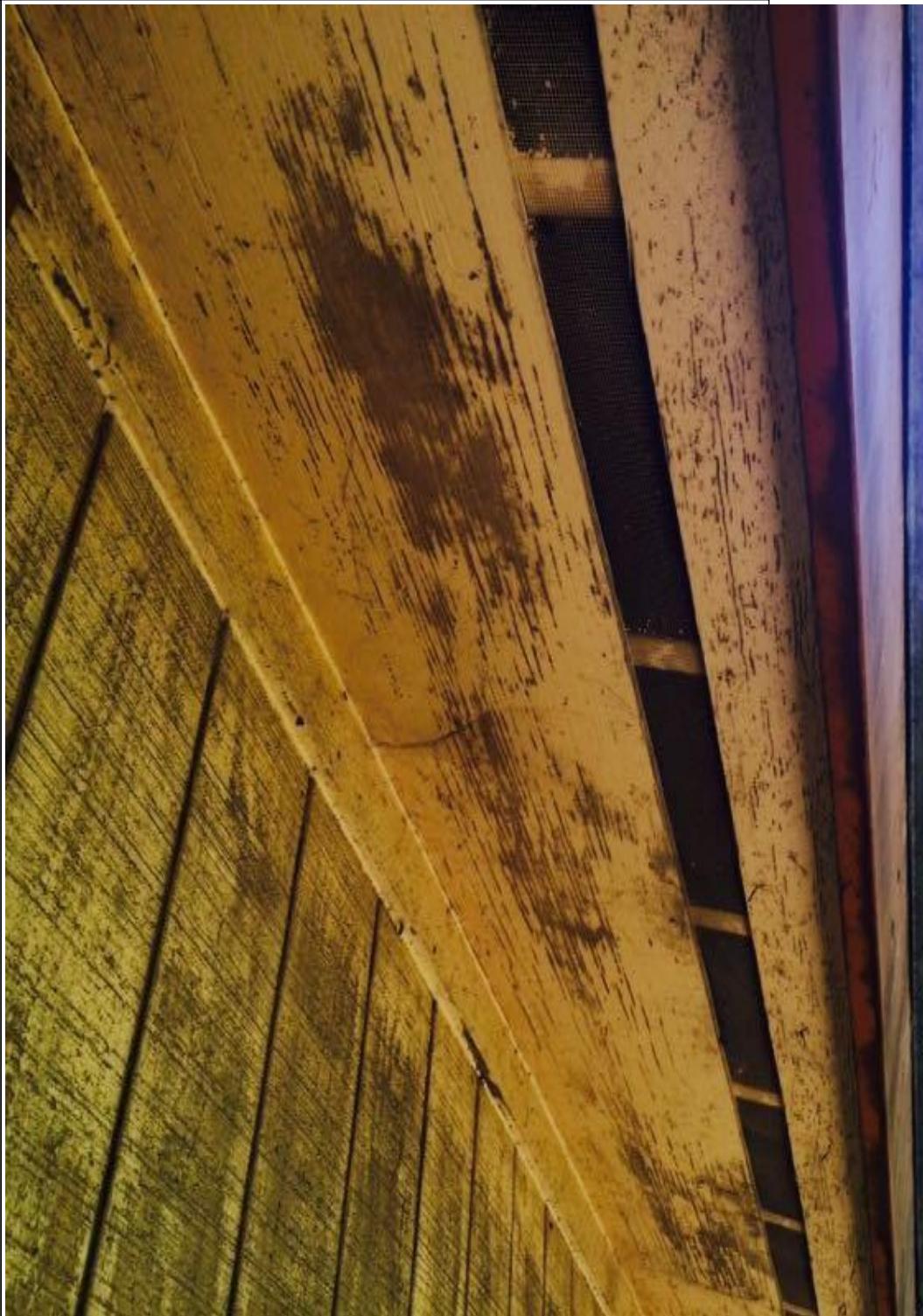
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