

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 30

HDRC CASE NO: 2015-147
ADDRESS: 721 HAYS ST
LEGAL DESCRIPTION: NCB 531 BLK 13 LOT A7
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Lisa Pastrano
OWNER: John Wilkins
TYPE OF WORK: Install solar panels
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install solar panels on the side and rear portions of the roof.

APPLICABLE CITATIONS:

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.

FINDINGS:

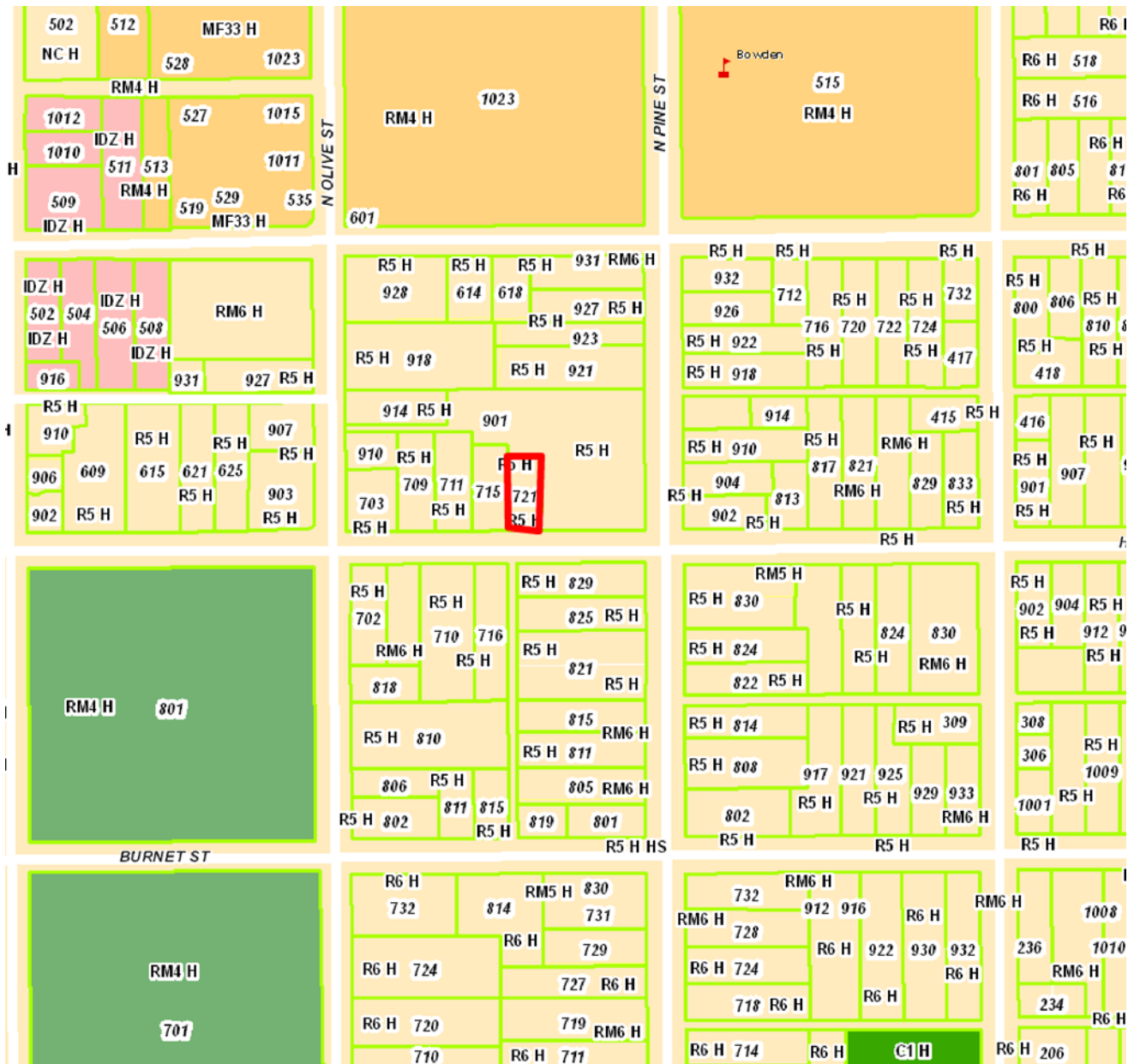
- a. The project was reviewed by the HDRC on April 15, 2015, at that time the project was referred to the Design Review Committee. The DRC reviewed revised drawings submitted by the applicant on April 21, 2015. The Committee expressed concern about the appearance of the panels, the fact that the roof is intact and a character defining feature of the small house, and that there does not seem to be a way to conceal the panels from view.
- b. According to the Guidelines for Additions, solar collectors should be located on the side or rear roof pitch to minimize visibility from the public right of way. As proposed, the panels on the east side of the house will be highly visible from the street which is not consistent with the guidelines.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings a-b. Staff recommends that other possible solutions such as locating some of the panels on the rear porch are explored.

CASE MANAGER:

Adriana Ziga



721 Hays

Powered by ArcGIS Server

Printed: Apr 08, 2015

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Proposed location



Proposed location



5.355kW DC PHOTOVOLTAIC SYSTEM

WILKINS RESIDENCE

721 HAYS ST

SAN ANTONIO, TEXAS 78202

LEGAL DESCRIPTION:

NCB 531 BLK 13 LOT A7

PARCEL: 00531-013-0150

PROPERTY ID: 105324

NEIGHBORHOOD: DIGNOWITY HILL HIST DIST

JURISDICTIONS: CAD, 57, 11, 21, 06, 10, 08, 09

STREET ADDRESS:

721 HAYS STREET

SAN ANTONIO, TX 78202-1931

SHEET INDEX:

- T-1 TITLE SHEET AND SITE PLAN
- E-0 ELECTRIC RISER DIAGRAM
- E-1 ONE-LINE DIAGRAM
- E-2 THREE-LINE DIAGRAM
- E-3 ROOF & MODULE LAYOUT, MOUNTING & RACKING DETAILS & NOTES
- E-4 ROOF PLAN & SECTION DETAIL

APPLICABLE CODES:

- 2011 NEC
- 2012 IBC
- 2012 IRC
- 2012 IFC

NOTES:

1. ALL INSTALLATION MANUALS FOR MANUFACTURED COMPONENTS SHALL BE AVAILABLE AND ON THE JOB SITE FOR THE SOLAR INVERTERS, PV MODULES, COMBINER BOX, DISCONNECTS & MOUNTING RACK SYSTEMS. ANY OTHER COMPONENTS, AS PART OF THIS SYSTEM DESIGN, COULD BE ADDITIONALLY REQUIRED PER REQUEST OF THE INSPECTOR.

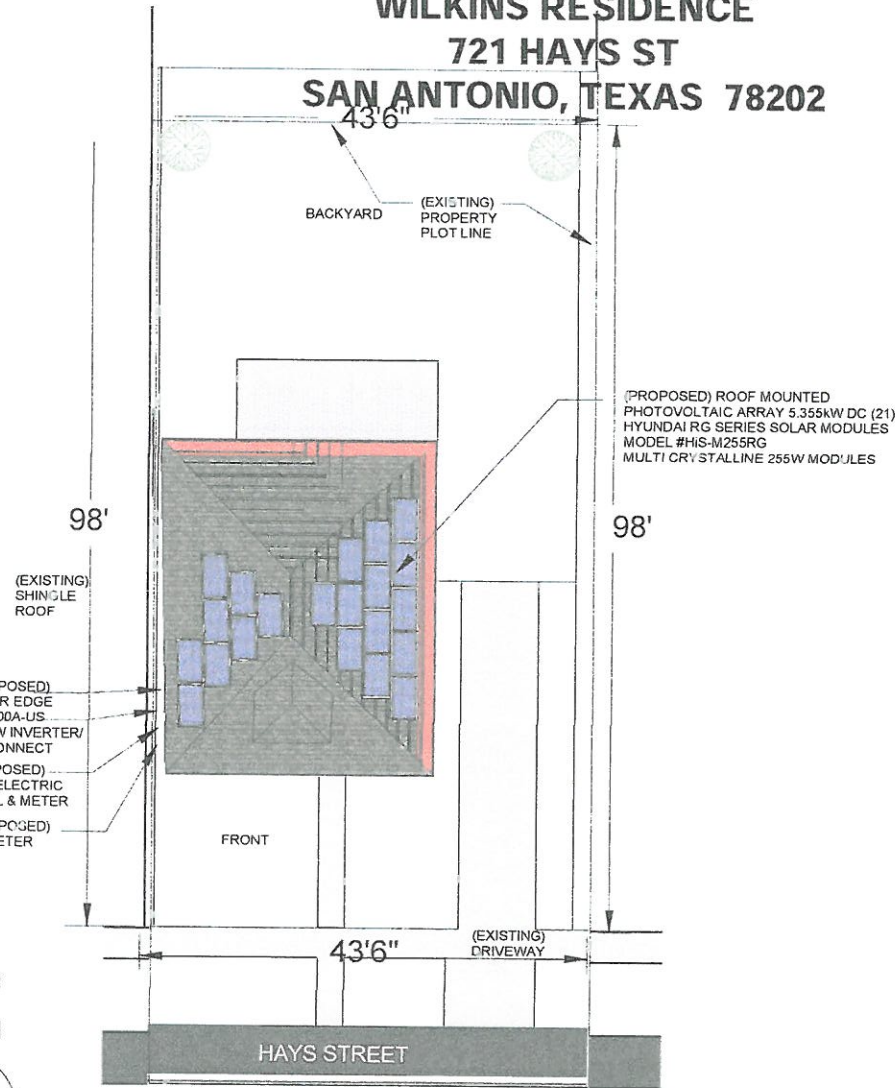
2. INVERTERS ARE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. HOWEVER, AS A PRECAUTION, CARE SHOULD BE TAKEN WITH THE INSTALLATION OF THE INVERTERS SUBJECT TO DIRECT ELEMENTS SUCH AS, DIRECT SUNLIGHT, DIRECT WATER SPRAY, OR NEAR DOWNSPOUTS.



SITE PLAN

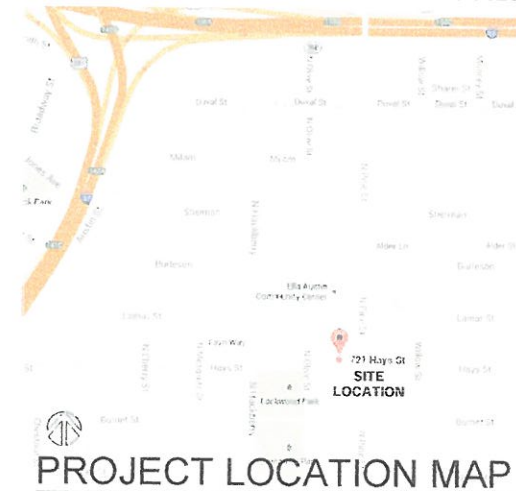
SCALE: 1" = 20'

0' 10' 20' 40' 80' 120'



TAXPAYER INFORMATION:

WILKINS, JOHN M
721 HAYS STREET
SAN ANTONIO, TEXAS
BEXAR COUNTY 78202



SOLAR TEXAS



TECL#18011
4831 CHEDDER DRIVE
SAN ANTONIO, TX 78229
(210) 269-9842

PROJECT NAME AND ADDRESS

5.355kW PHOTOVOLTAIC SYSTEM
WILKINS RESIDENCE
721 HAYS STREET
SAN ANTONIO, TEXAS
BEXAR COUNTY 78202

SITE PLAN AND LEGAL DESCRIPTION

DATE: MAR. 25TH 2015

DRAWN BY: SW

SHEET:

T1



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 4/21/2015

HDRC Case# _____

ADDRESS: 721 HAYS

Meeting Location: 1901 S. Alamo

APPLICANT: Lisa Pastrano

DRC Members present: Michael Coudino, Betty Feldman

Staff present: Adriana Ziga

Others present: _____

REQUEST: Solar panel installation

COMMENTS/CONCERNS: UG - appearance of panels is an issue.

Side elevation is very open to street. LP - Porch at back may not be structurally sound, we would have to build it up to make it work with angle.

UG - we have approved front visible panels with mitigating factor, this roof is very intact as the roof is a character defining feature. Doesn't seem to be a way to conceal them.

COMMITTEE RECOMMENDATION:

APPROVE ☐

DISAPPROVE ☒

APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

4/24/15
Date