HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 3

HDRC CASE NO:	**2015-267**
ADDRESS:	112 KING WILLIAM
LEGAL DESCRIPTION:	NCB 737 BLK 2 LOT N 118.50 FT OF 2 2011 LEG/CORR PER DEED 14570/2074 EXEC 07/20/2010.
ZONING:	MF33 H HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Ball, Joseph - House
APPLICANT:	Gustavo Mendoza/Smart World Energy
OWNER:	James & Nadine Johnson
TYPE OF WORK:	Solar panel installation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a roof mounted solar photovoltaic system to both the rear (east) roof the primary historic structure as well as the roof of an accessory structure and trellis system.

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.
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:

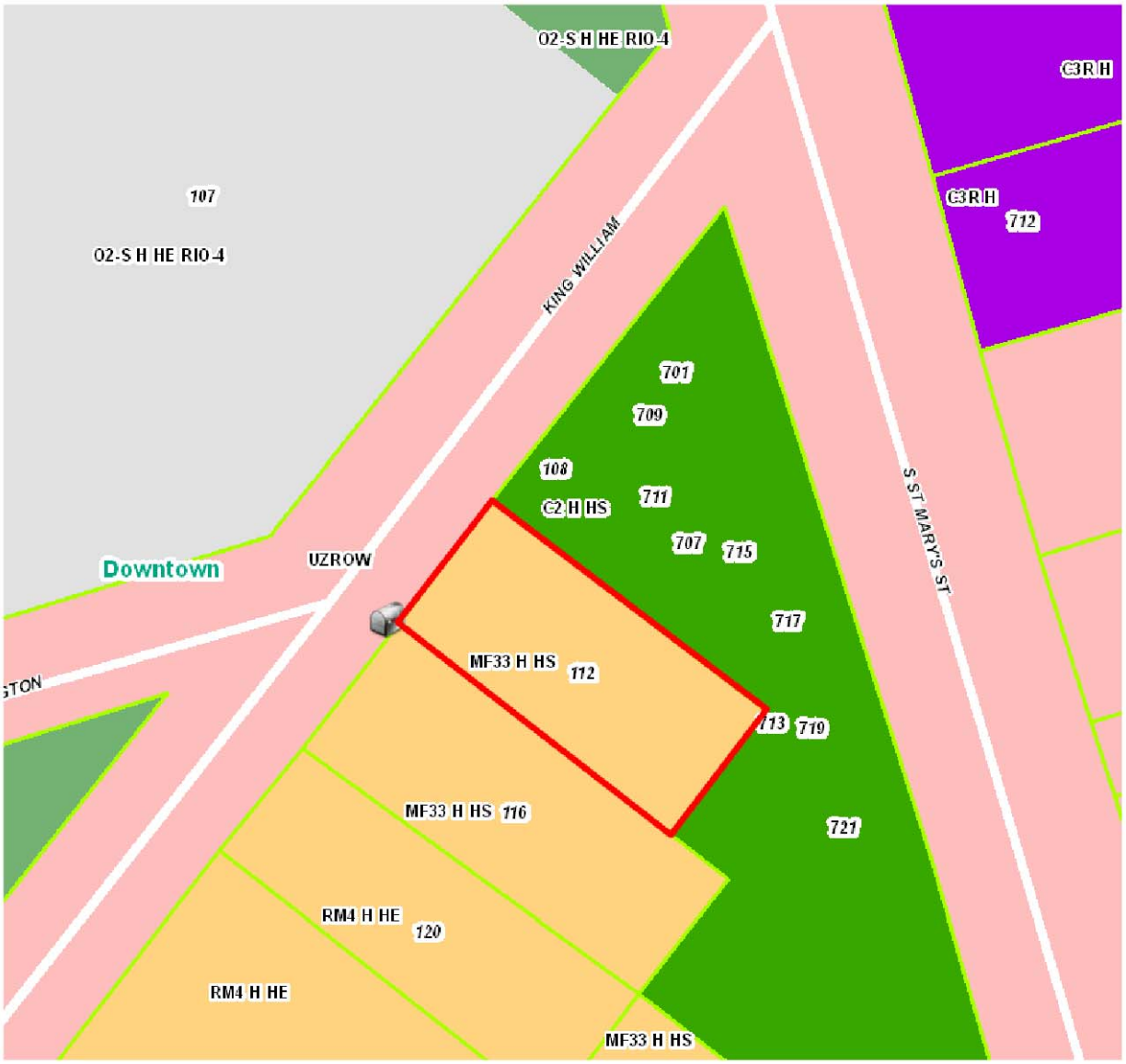
a. The applicant has proposed to mount a solar photovoltaic system on the roof, at the rear (east) side of the two story historic structure on the property as well as on the roof of the single story covered parking structure and an existing accessory structure. According to the Guidelines for Additions 6.C.i., solar collectors should be located on the side or rear roof pitch of the primary historic structure. This proposal is consistent with the Guidelines.
b. According to the Guidelines for Additions 6.C.ii. and iii., solar collectors are to be mounted flush with the surface and should be similar in color to the existing roofing material. This applicant is responsible for complying with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulations that the proposed collectors be mounted flush to the existing surface and match the existing surface in color.

CASE MANAGER:

Edward Hall



N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 23, 2015

smartworld ENERGY INC.

Smart People...Smart Ideas...SmartWorld

www.smartworldenergy.com

James Johnson
112 King William St
San Antonio TX 78204

View from SW side
of house on King William St

Solar modules not visible

View from front
of house on King William St

Solar modules not visible

View from NW side
of house on King William St

Solar modules not visible

View from rear
of house on St Mary's St

House and Solar modules
not visible

smartworld ENERGY INC.

Smart People...Smart Ideas...SmartWorld

www.smartworldenergy.com

James Johnson
112 King William St
San Antonio TX 78204

12.42 KW
Solar PV System
Site Plan