

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 22

HDRC CASE NO: 2015-262
ADDRESS: 603 MISSION ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 12
ZONING: UZROW
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Gustavo Mendoza
OWNER: Rosemarie Kanusky, Rosemarie Kanusky
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.

Option 1: Locate the entire array on the original roof structure extending to the front gable.

Option 2: Locate a portion of the array on the original roof structure with a setback of approximately 10 feet from the front gable and locate the remaining panels on the roof of the addition and rear of the house. With this option, the applicant has proposed to remove a large Pecan tree at the south side of the property.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

FINDINGS:

- a. The applicant has proposed to mount a solar photovoltaic system on the roof, at the side and rear (south) side of the house where its visibility will be lowest from the public right of way due to the low slope of the structure's roof, existing vegetation and the neighboring house. This is consistent with the Guidelines for Additions 6.C.i. in regards to the location of solar collectors.

- b. The applicant has proposed two options, the first of which staff finds will be too visible from the public right of way. Staff recommends that approval of Option 2, which locates a portion of the solar collectors at the rear of the original roof and on the roof of the rear addition, however staff does not recommend the removal of the existing large Pecan tree.
- c. All efforts should be made by the applicant to preserve the existing Pecan tree while minimizing the visibility of the proposed solar collectors from the public right of way. Per the Guidelines for Site Elements 3.D.i., existing mature trees and heritage trees are to be preserved and protected from damage. The applicant is responsible for complying with the section of the Guidelines.

RECOMMENDATION:

Staff recommends approval of Option 2 based on findings a through c with the following stipulations:

- i. That the applicant preserve the existing large Pecan tree.
- ii. That the applicant continue to explore arrangements that would reduce the number of solar collectors on the original roof.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jun 23, 2015

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Smart People...Smart Ideas...SmartWorld

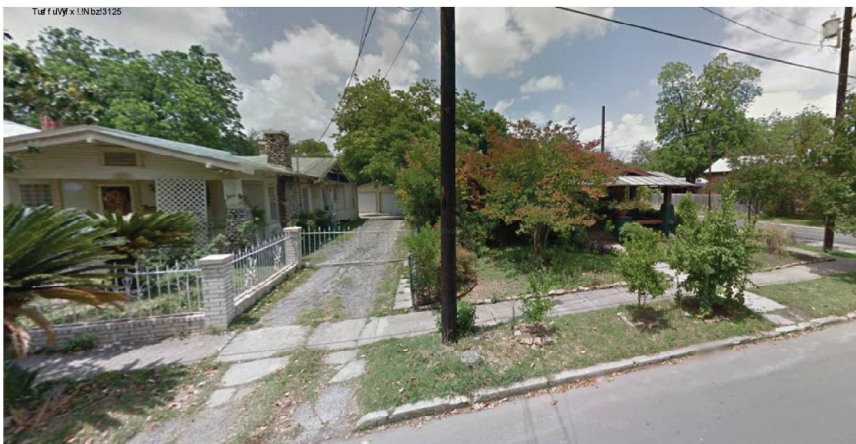
www.smartworldenergy.com

**Rosemarie Knnusky
603 Mission St
San Antonio TX 78210**



**View from north
side of house at
Barbe St.**

**Solar Modules
not visible.**



**View from East
side of house at
Mission St.**

**Solar Modules
not visible.**



**View from South East
side of house at
Mission St.**

**Solar Modules
not visible.**

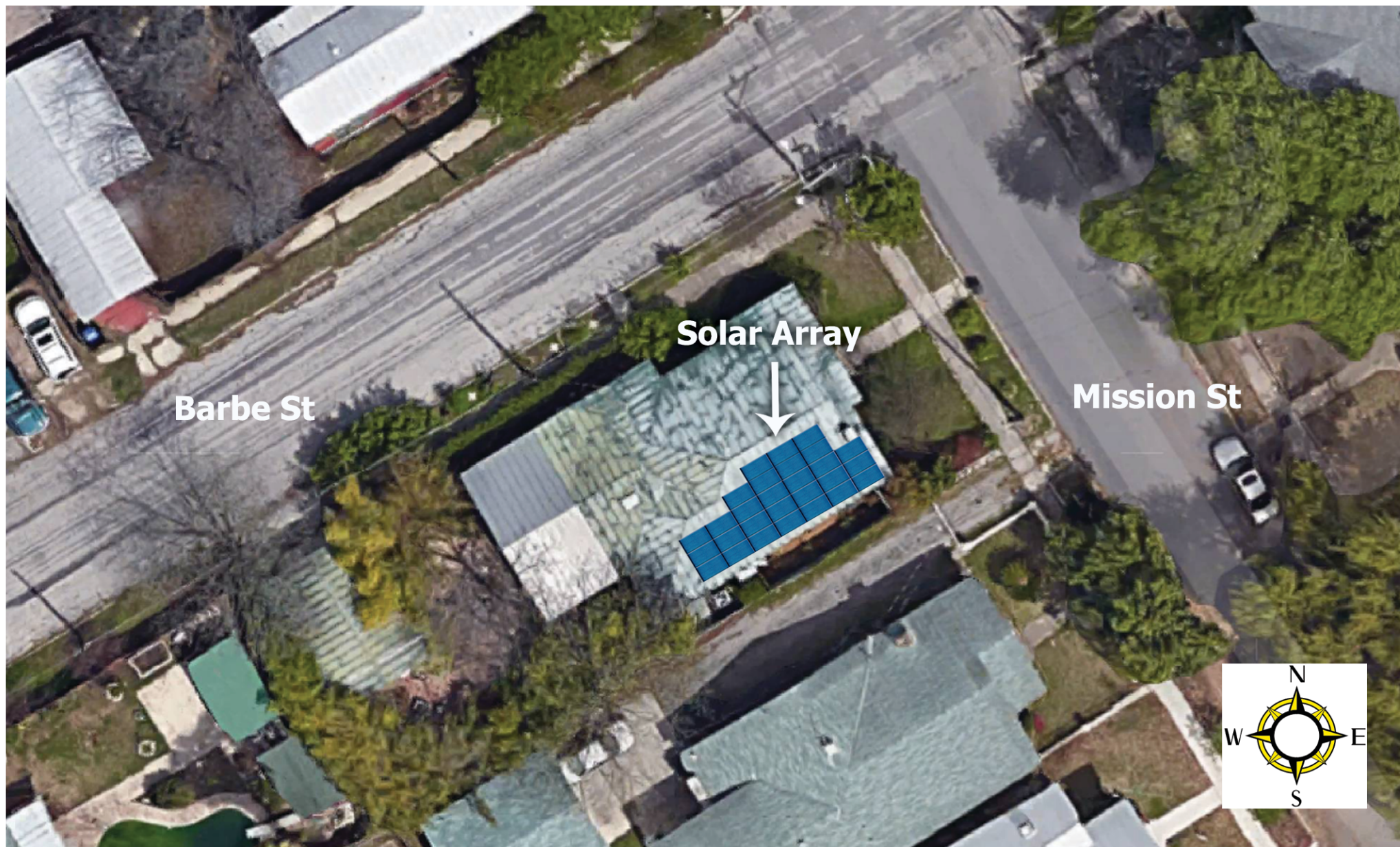


Smart People...Smart Ideas...SmartWorld

www.smartworldenergy.com

Site Plan
7.56 KW
Solar PV System

Rosemarie Kanusky
603 Mission St
San Antonio TX 78210





Smart People...Smart Ideas...SmartWorld

www.smartworldenergy.com

Site Plan
7.56 KW
Solar PV System

Rosemarie Kanusky
603 Mission St
San Antonio TX 78210

