

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-341
ADDRESS: 327 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT E 96 FT OF 9 OR A9
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Gustavo Mendoza
OWNER: Sharon Lee
TYPE OF WORK: Solar panel installation

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install a solar photovoltaic system attached to a sloped, ground mounted structure to be approximately eleven feet in height at the top slope and approximately seven feet in height at the bottom slope. The applicant has proposed to install the solar photovoltaic system in the rear yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

6. Mechanical Equipment and Roof Appurtenances

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.

FINDINGS:

- a. The applicant has proposed to install a solar photovoltaic system attached to a sloped, ground mounted structure to be approximately eleven feet in height at the top slope and approximately seven feet in height at the bottom slope. According to the Guidelines for New Construction 6.C.i., an appropriate location for solar collectors is through the form of a ground mounted system where a roof mounted system is not appropriate. The applicant's proposed location is consistent with the Guidelines.
- b. While the majority of the proposed structure will not be seen from the public right of way at Cedar, it will be seen from the public right of way at Stieren. Staff finds that this proposal appropriate given there will be some visual cover by existing vegetation and the fact that the proposed system will not be mounted to the historic structure.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the stipulation that the overall total construction height of the mounting system not exceed eleven feet in height.

CASE MANAGER:

Edward Hall

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2015

Agenda Item No:

HDRC CASE NO: 2015-340
ADDRESS: 107 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT 6 AND N IRR 21.18 FT OF 7
ZONING: RM4 H HE RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Engelke / Reifel House
APPLICANT: Ginger Ardid
OWNER: Michael & Barbara Taylor
TYPE OF WORK: Window modifications / replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace two kitchen windows at the rear of the residence, reduce the length of the window openings by 12 inches, install new windows at the modified height and fill in the bottom foot of the original opening with a planter.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Modifications

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION AND RECONSTRUCTION)

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

FINDINGS:

- a. The applicant has proposed to remove two, original wood windows from the rear kitchen area of the primary historic structure. Both windows measure seven feet in height and three feet in width. In addition to the removal of these two, original windows, the applicant has proposed to shorten the window openings height by one foot. The applicant would in turn infill the bottom of the window opening with a panel of foil faced rigid insulation and coat the exterior with stucco. Wood planters would then be installed in the opening.
- b. The Guidelines for Exterior Maintenance and Alterations 6.A.i. states that existing window openings should be preserved and that the enlarging or diminishing of window openings should be avoided. The applicant has noted that the existing, brick opening will not be modified.
- c. The applicant has proposed to remove the existing, original wood windows and install new, Pella 450 Series double hung windows that measure three feet wide by six feet tall, to accommodate the proposed reduction in height of the original window opening. The Guidelines for Exterior Maintenance and Alterations 6 states that historic windows should be preserved and replaced only when the original windows are damaged beyond repair.

- d. While the applicant has proposed to remove two original windows as well as reduce the functioning size of the window, staff finds that the proposed method of enclosing the existing window openings is not one that will result in irreversible damage or a loss of integrity. Staff finds that the applicant's proposal is appropriate, however, staff recommends that the applicant install wood windows that will match the detailing of the original windows, preserve the original windows and ensure that the existing brick window opening retains the current brick edge that readily identifies it as an existing, original opening.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That the applicant preserve both original wood windows.
- ii. That the applicant install new wood windows that match the original windows in both material and profile.
- iii. That the applicant retain the current brick edge that readily identifies the existing window opening as an original element of the façade.

CASE MANAGER:

Edward Hall



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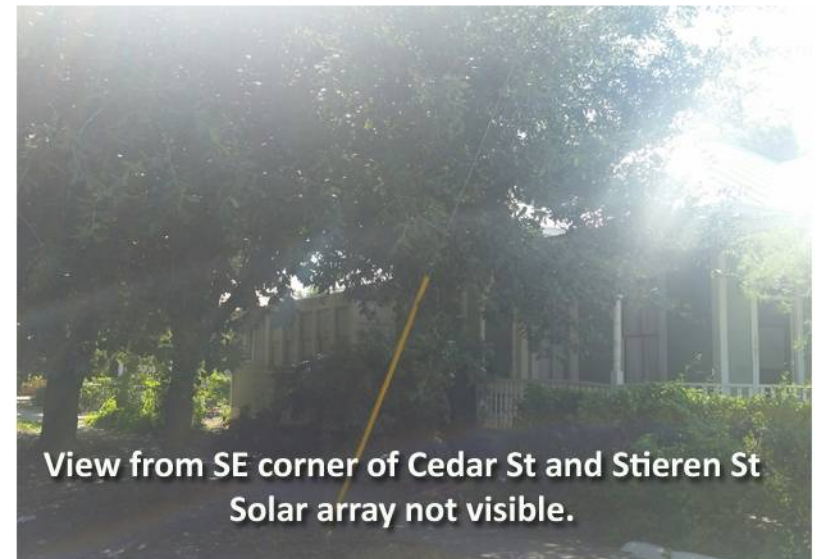


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www.smartworldenergy.com

Street View of Solar Array

Sharon Lee
327 Cedar St
San Antonio TX 78210



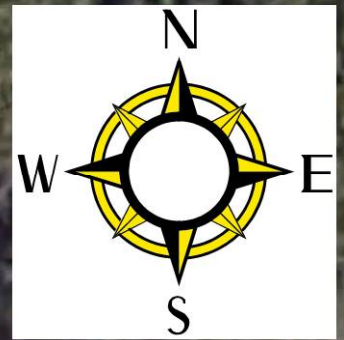


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Proposed Layout
6.24 KW Solar PV
24 x 260W Panels

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Picture for illustration purpose only.
Final Solar Canopy will vary in shape
due to the site conditions and amount
of solar modules required.

