

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**January 20, 2016**

**Agenda Item No: 9**

**HDRC CASE NO:** 2015-464  
**ADDRESS:** 639 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2914 BLK 3 LOT 21 22, S 10 FT OF 20  
**ZONING:** RM4 H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** House  
**APPLICANT:** Daniel Hudson/Texas Solar Systems  
**OWNER:** Michael Villareal  
**TYPE OF WORK:** Solar panel installation  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a total of forty-five (45) black Axitec Solar Panels at 639 Mission. Within this request, the applicant is proposing to:

1. Install fifteen (15) solar panels on the rear (west facing) roof slope of the accessory structure located at the rear of the property behind the primary historic structure, noted as sub-array 3.
2. Install seventeen (17) solar panels on the rear (west facing) roof slope of the primary historic structure, noted as subarray 2.
3. Install thirteen (13) solar panels on the southern roof slope, noted as sub-array 1.

### **APPLICABLE CITATIONS:**

### **FINDINGS:**

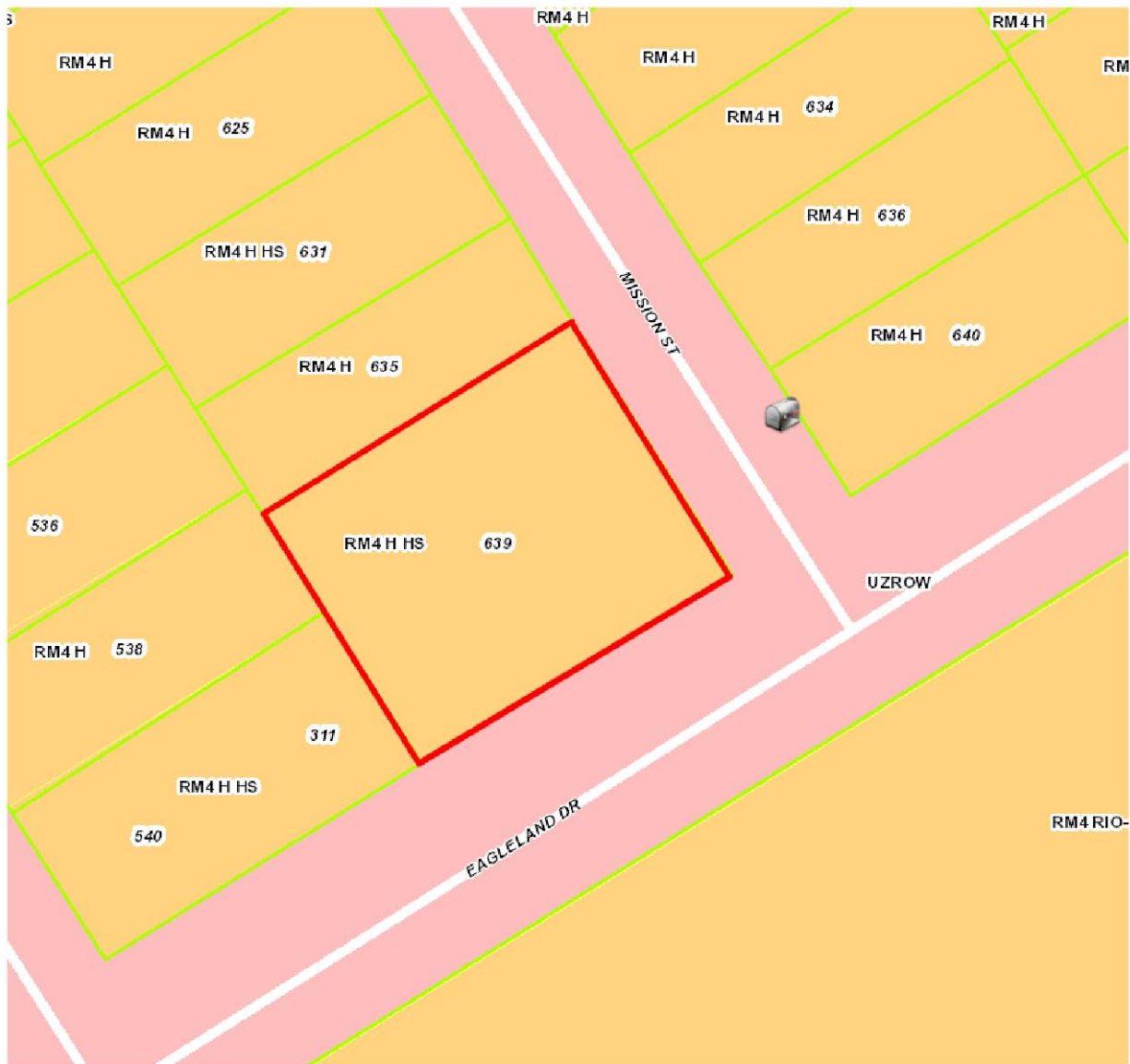
- a. The applicant has proposed to install a total of forty-five solar panels on the property at 639 Mission. Fifteen solar panels will be located on a rear accessory structure while a total of thirty solar panels will be located on the primary historic structure.
- b. According to the Guidelines for Additions 6.C.i., solar panels should be located on the side or rear roof pitch of the primary historic structure, or accessory structure to minimize visibility from the public right of way. Staff finds the applicant's proposal to install solar panels on the rear roof pitch of the accessory structure as well as the rear roof pitch of the primary historic structure appropriate and consistent with the Guidelines.
- c. The property at 639 Mission Street is unique in the fact that the property is a double lot at the corner of two streets where both the front and side façade are clearly visible from the public right of way. To the immediate south of the property is Eagleland Drive, the southern border of the King William Historic District. Additionally, Brackenridge High School and a surface parking lot is further south. Staff finds that given the unique location of the property at the "back" of the district, additional solar panels on the southern facing roof slope is appropriate. Staff finds that the installation of solar panels will not detract from the historic character of the structure and will contribute to the level of sustainability present in the King William Historic District.

### **RECOMMENDATION:**

Staff recommends approval of items #1 through #3 as submitted based on findings a through c.

### **CASE MANAGER:**

Edward Hall





## Flex Viewer

**Powered by ArcGIS Server**

Printed: Nov 04, 2015

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**Detailed Description of the Project**  
**Property Address: 639 Mission St**  
**Applicant: Michael Villarreal**

The purpose of this project is to improve privacy and security by building an appropriately sized and designed cedar fence around the unfenced perimeter of our family home. This portion of the perimeter includes the fascade of the home and a fraction of the side running along Eagleland.

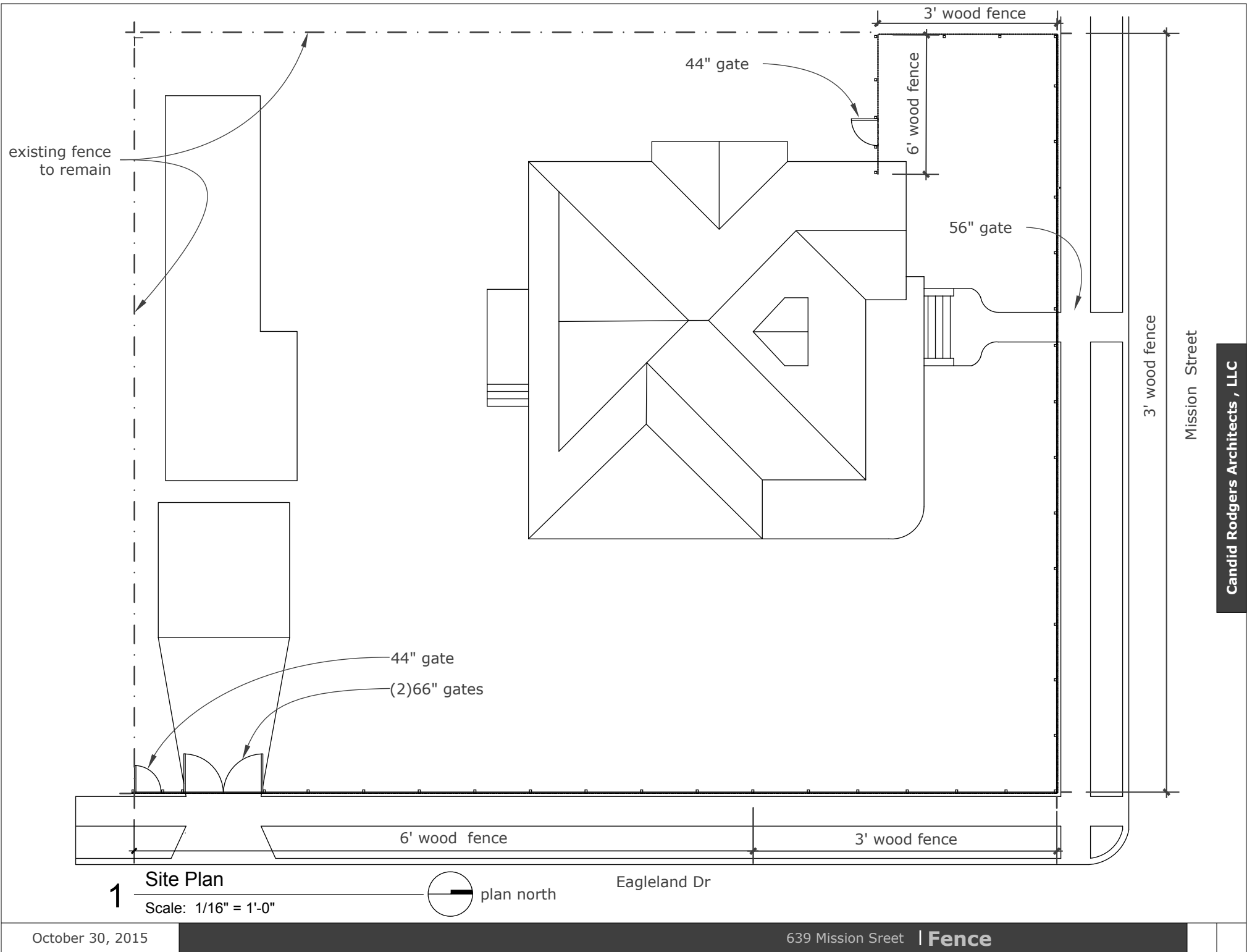
We live on a very busy corner of Eagleland and Mission Street on the southern most edge of the King William Historic District. Every day we experience significant foot and car traffic generated by the neighborhood and Brackenridge High School. While we love seeing the students come and go, and we enjoy the music of the high school band, we also experience students and parents cutting across our corner lot and leaving behind school-related papers such as graded homework assignments. Picking up candy wrappers, half-finished drinks and potato chip bags in our yard is a daily chore. Unfortunately, we have also experienced the theft of our front porch furniture.

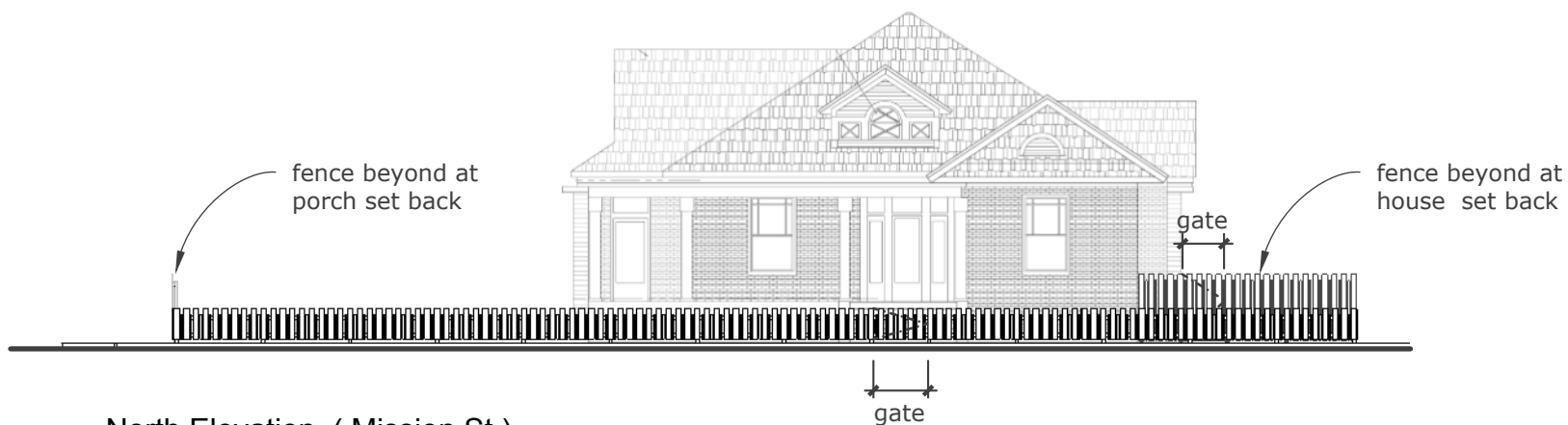
Front yard fences are common on our street. There are 24 homes on our street that have front yard fences. Below is a list of their address numbers. In fact, my front-door neighbor at 640 Mission Street built a front-yard fence for the same purpose I'm proposing to build one.

The design of our proposed fence is appropriate in materials used, size and architecture. The fence will be made of cedar. Planks will run vertically. The height of the front yard fence is 3 feet tall. A portion of the fence that will run along Eagleland towards the middle of the side yard will match in height the rear side yard fence – 6 feet. The transparency is 30% for all portions of the fence. Please find attached a sampling of 8 existing King William homes with similar styles. Finally, our architects also found a collection of photos of historic fences. Ours is inspired by the photo in the upper left corner of the document titled "Historic Fences".

**Addresses numbers of homes on Mission Street with Front-Yard Fences**

215, 211, 218, 302, 314, 323, 401, 407, 410, 415, 421, 426, 427, 434, 509, 506, 518, 535, 534, 604, 607, 610, 614, 640

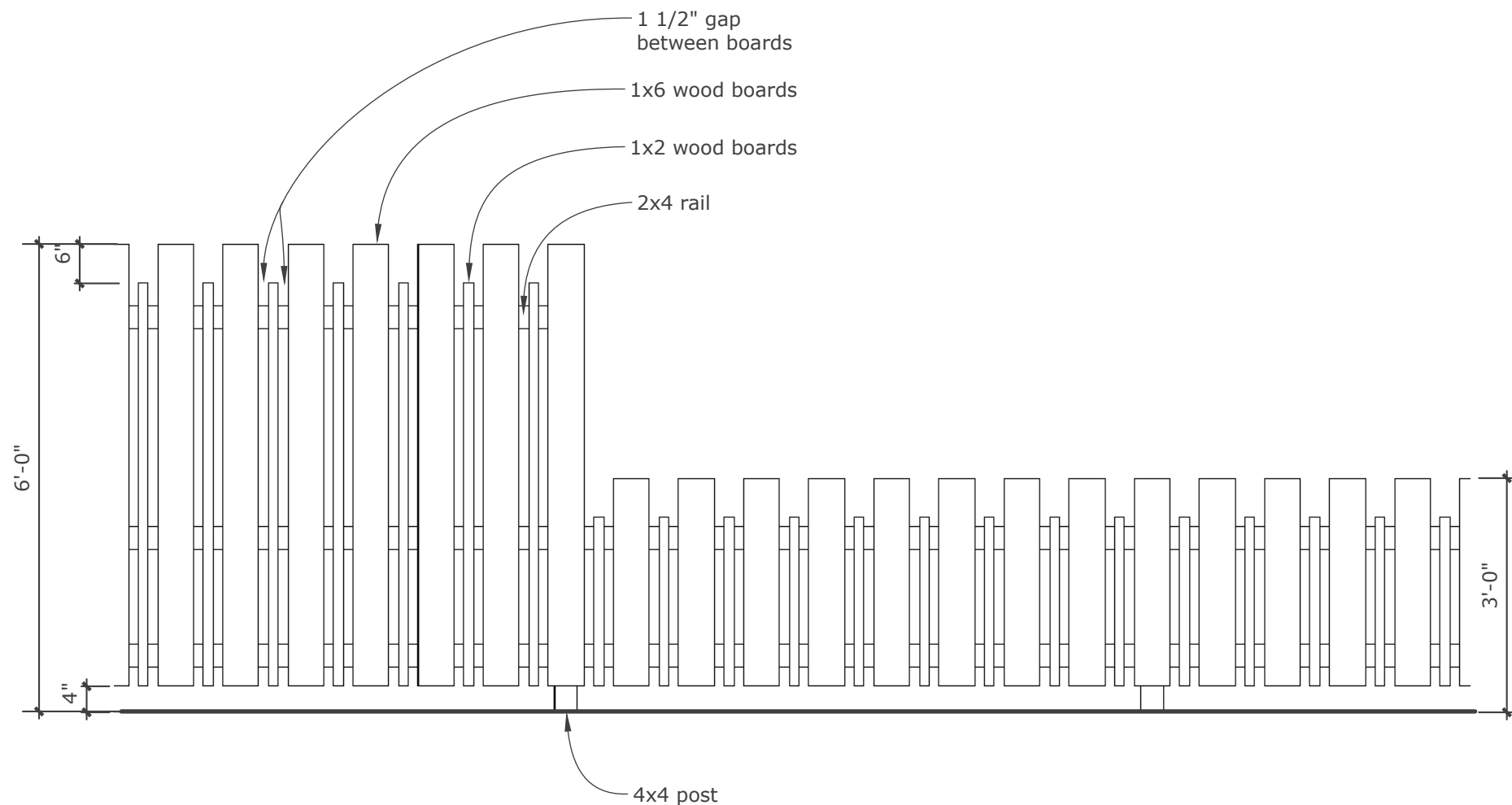




2 North Elevation ( Mission St.)  
Scale: 1/16" = 1'-0"



3 East Elevation (Eagleland Dr)  
Scale: 1/16" = 1'-0"



**4** Fence Elevation  
 Scale: 1/16" = 1'-0"

Our proposed front fence is made of cedar and is 30" tall and 30% transparent.



401 Adams; 46.5" tall; 11% transparent



211 Mission St; 47.5" tall; 30% transparent



Front Neighbor – 640 Mission St – 38" tall; 26% transparent



Crofton; 49" tall; 18% transparent



Guenther; 41" tall; 20% transparent



1004 S Alamo; 37.5" tall; 20% transparent



Crofton; 39" tall; 28% transparent



222 Wicks; 59" tall; 46% transparent





Front of 639 Mission Street





North most side of 639 Mission Street



South most side of 639 Mission Street





South most side and backyard of 639 Mission Street