

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-368
ADDRESS: 226 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6459 BLK 10 LOT 35 AND 36 & E 12.5 FT OF 37
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lynne Puckett
OWNER: Lynne Puckett
TYPE OF WORK: Installation of Solar Panels
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 26 solar panels on rear slopes 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:

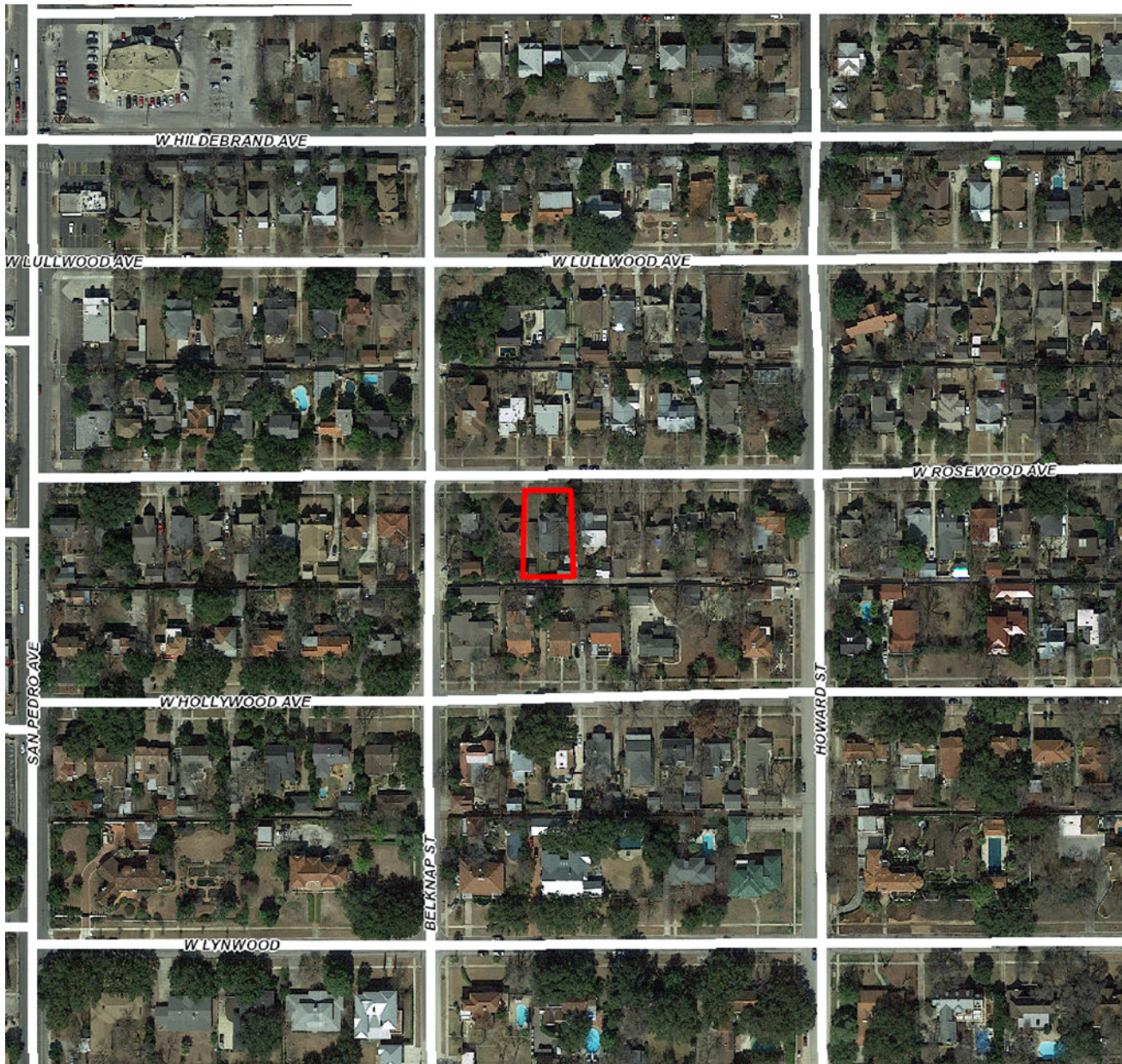
- a. The home is in the Keystone Historic District; this phase was designated in August 16, 2009.
- b. The structure at 226 W Rosewood has a front gable on hip roof. The front gable is steep and the side hip is lower. The applicant is proposing to install 26 total solar panels on composition shingles roof of the primary structure. 10 panels will be installed on the rear of the hip roof and 16 panels on the right slop of a shed roof. According to the Guidelines for Additions 6.C., installations should be in locations that minimize visibility from the public right-of-way.
- c. Staff visited the site on September 9, 2016, and found that the home is in the interior of the historic district, that the pitch of the front gable is steep, and that the panels installed would not be seen from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- d. The applicant is proposing to mount the 26 panels flush with the pitched roof. According to the Guidelines for Additions 6.C.ii, solar collectors should be flush with the roof surface. Staff finds the proposal consistent with the guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the applicant provide mounting details to staff before a Certificate of Appropriateness is issued.

CASE MANAGER:

Lauren Sage

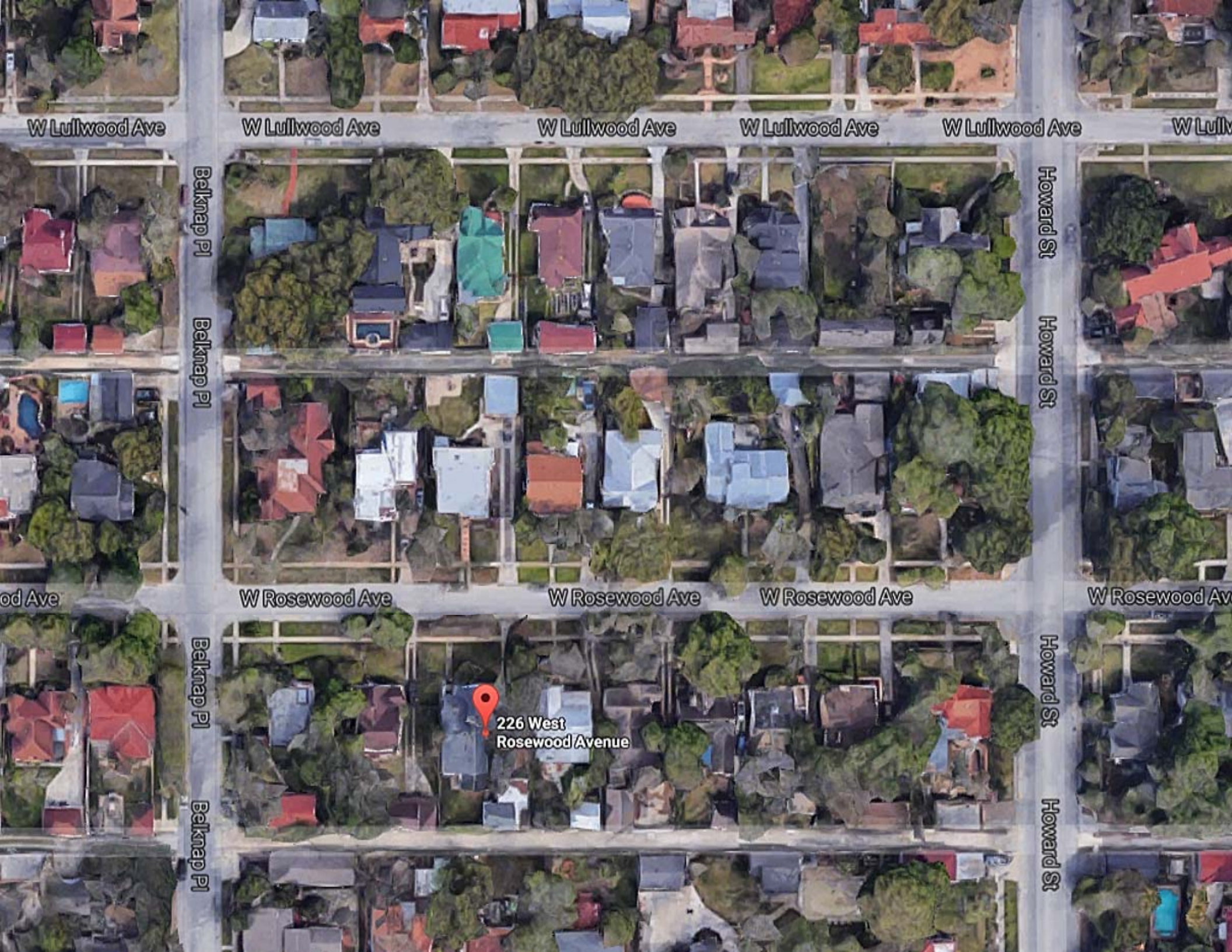


Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2016

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.



W Lullwood Ave

W Lullwood Ave

W Lullwood Ave

W Lullwood Ave

W Lullwood Ave

W Lullwood Ave

Belknap Pl

Belknap Pl

Howard St

Howard St

W Lullwood Ave

W Rosewood Ave

W Rosewood Ave

W Rosewood Ave

W Rosewood Ave

Belknap Pl

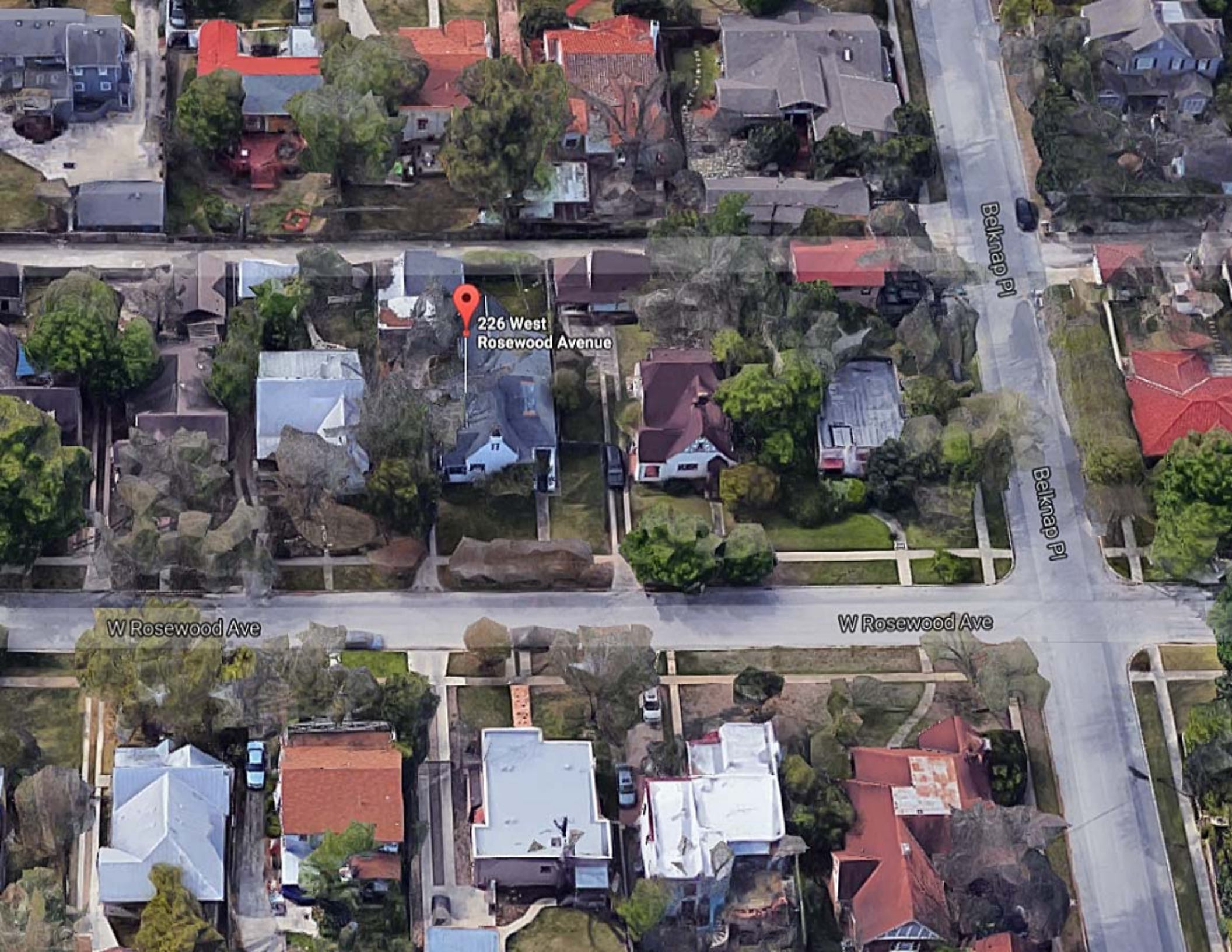
Belknap Pl

Howard St

Howard St



226 West
Rosewood Avenue



226 West
Rosewood Avenue

Belknap Pl

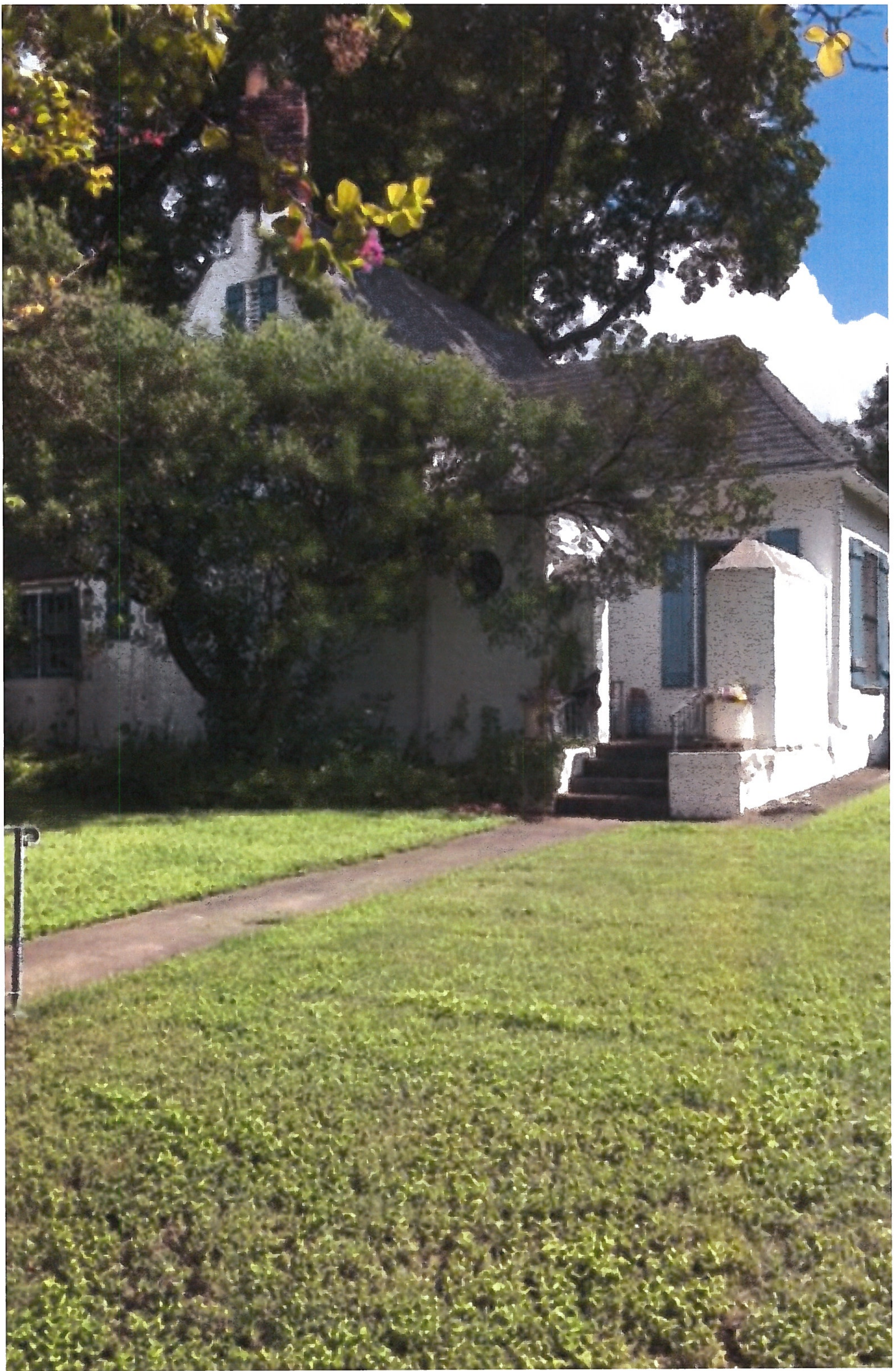
Belknap Pl

W Rosewood Ave

W Rosewood Ave







REAR



W ROSEWOOD DRIVE

FRONT



(E) CPS UTILITY METER
(E) MAIN SERVICE PANEL
NEW INVERTER
NEW AC DISCONNECT
NEW PV METER.

ARRAY	NO. OF PANELS	TILT	AZIMUTH
1	16	20	270
2	10	0	270

ecolectrics
Ecolectrics LLC
8930 Four Winds Drive
Suite 217
San Antonio, TX 78239
210-987-2640

275 Lotus Circle
Austin, TX 78737
512-717-0660

TECL: 31560
NABCEP: 031310-70

LYNN PUCKETT 7.28 KW PV SYSTEM
226 W ROSEWOOD DRIVE, SAN ANTONIO, TX 78212

SITE PLAN



G-1



LYNN PUCKETT 7.28 KW PV SYSTEM
226 W ROSEWOOD DRIVE, SAN ANTONIO, TX 78212

PROPOSED PV
EQUIPMENT
ELEVATION
DIAGRAM

- (26) REC Solar 280 Watt PV Modules, Model #: REC280TP
 (26) SolarEdge 300 Watt Power Optimizers, Model #: P300
 (1) SolarEdge 6000 Watt Inverter, Model # SE6000A-US

ecoelectrics
 Ecoelectrics LLC
 8930 Four Winds Drive
 Suite 217
 San Antonio, TX 78239
 210-987-2640
 275 Lotus Circle
 Austin, TX 78737
 512-717-0660
 TECL: 31560
 NABCEP: 031310-70

LYNN PUCKETT 7.28 KW PV SYSTEM
 226 W ROSEWOOD DRIVE, SAN ANTONIO, TX 78212

ONE LINE
 DRAWING

E-1

