

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-197
ADDRESS: 416 LAMAR ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT 4
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Lauren Bartholomew
OWNER: Lauren Bartholomew
TYPE OF WORK: Solar installation
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install solar panels on the primary structure at 416 Lamar. The applicant has proposed to located the panels as following:

1. Locate six panels on the southern (rear) roof slope of the primary historic structure.
2. Locate six panels on the western roof slope of the rear carport.
3. Locate twelve panels on the western roof slope of the primary historic structure.

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 install a total of twenty-four solar panels on the roofs of both the primary and rear accessory structure at 416 Lamar. The historic structure was constructed circa 1920 and features craftsman style architectural elements.
- b. On the southern (rear) roof slope of the primary historic structure, the applicant has proposed to locate six solar panels as well as mount six additional solar panels on the west facing roof slope of the rear carport. The Guidelines for Additions 6.C.i. notes that solar collectors should be located on the side or rear roof pitch of the primary historic structure to minimize visibility from the public right of way while maximizing solar access. Alternatively, solar collectors can be mounted on a garage or outbuilding. The proposed locations are consistent with the Guidelines.
- c. On the west facing roof slope of the primary historic structure, the applicant has proposed to locate twelve solar panels. Per the applicant's application documents, the proposed solar panels are to be located near the front façade of the primary historic structure. The Guidelines for Additions 6.C.ii. should be located on the side or rear roof pitch of the primary historic structure to minimize visibility from the public right of way while maximizing solar access. Staff finds that the proposed panels should be located to the rear of the side roof slope to be consistent with the Guidelines.
- d. Per the Guidelines for Additions 6.C.ii., collectors are to be mounted flush to the roof and feature a similar color to that of the roof surface to reduce visibility.

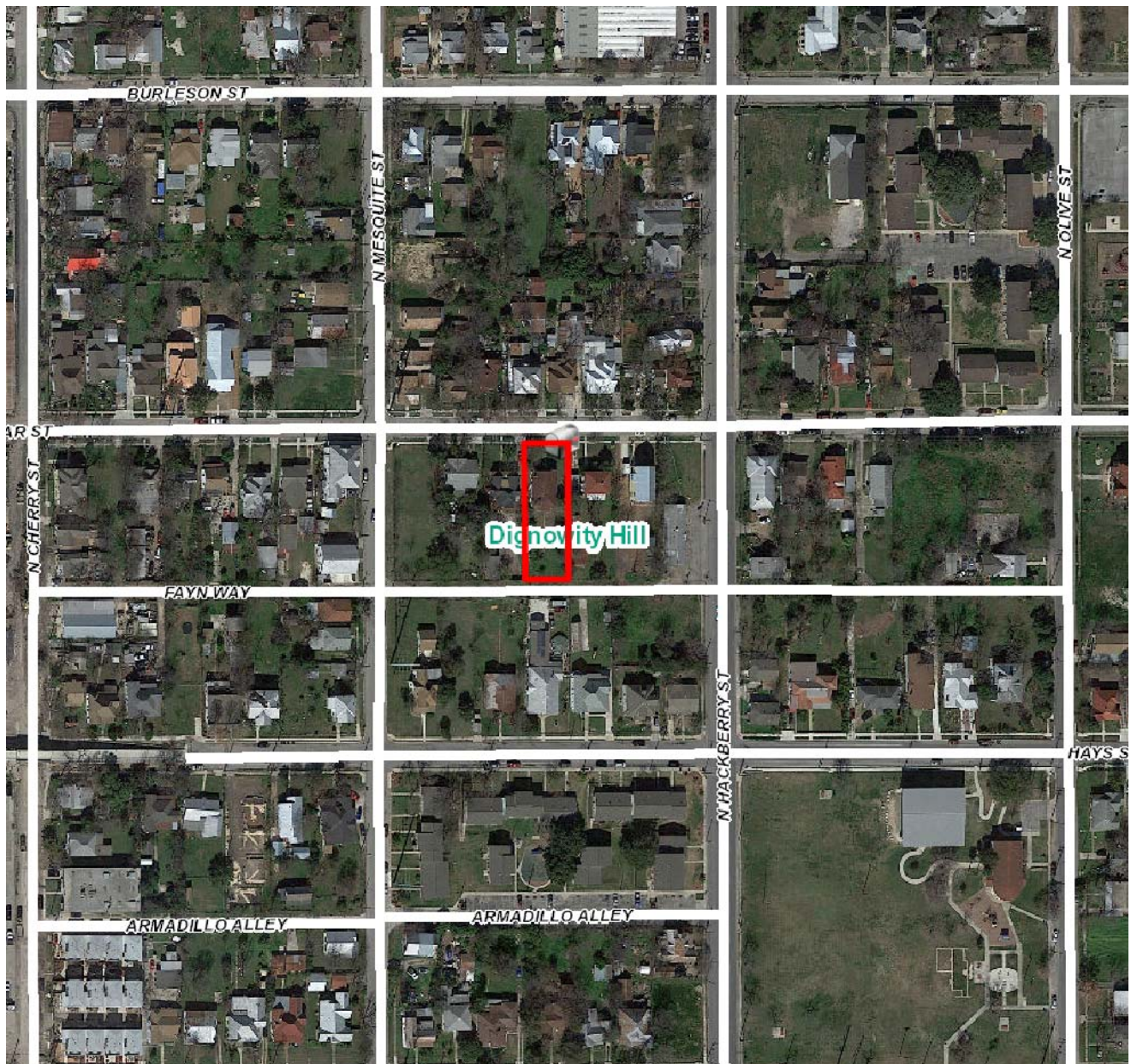
RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on finding b with the stipulation that the proposed panels be mounted flush to the roof slopes.

Staff recommends approval of item #3 based on finding c with the stipulation that the proposed panels be shifted to the rear of the west facing roof slope.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 24, 2017

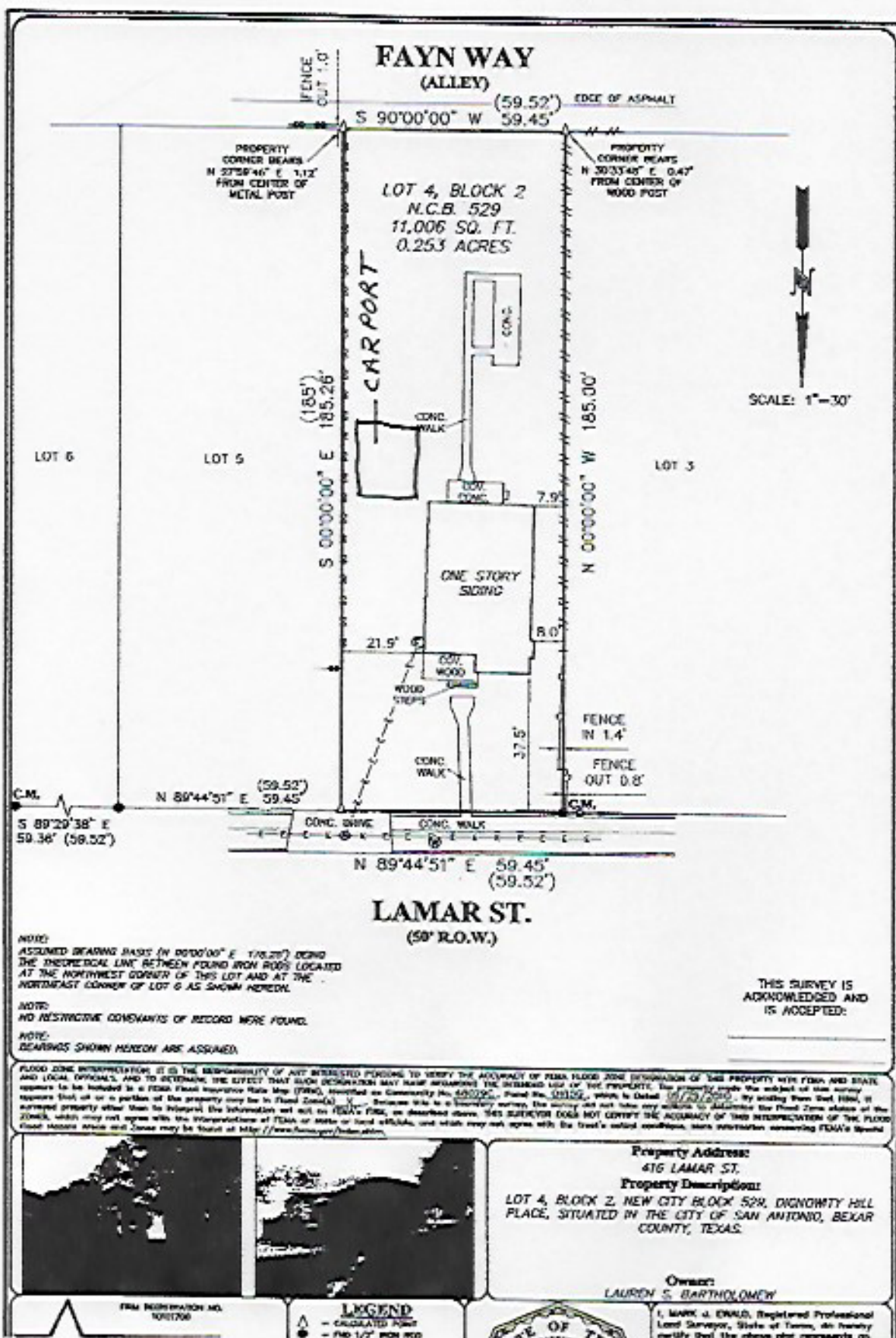
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416 Lamar



Picture of the entire solar array. There will be twelve panels on the west side of the main house, visible to traffic moving east on Lamar. There will be six panels on the southern roof, not visible to street traffic or the front of the house. The final six panels will be on the detached carport roof to the rear of the house. The panels will not be visible to passing traffic on Lamar.

The house faces ~~south~~ **NORTH**

N



Prepared by Fernando Ribas-Berain

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Photos of House 416 Lamar



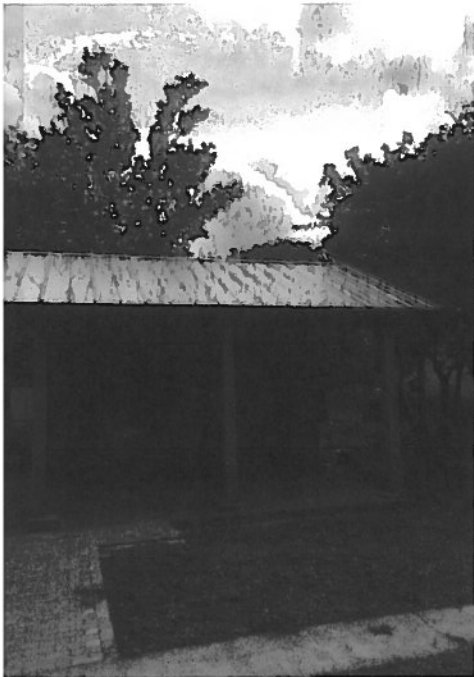
Front view of house - house faces north



West roof where solar panels will be - view from sidewalk - unlikely to be visible from street or sidewalk



Carport view from street. Solar panels will be flush on west (right) side



West side of carport in back yard



East side of house - no solar panels will be installed on east roof



Rear of house (south) roof area where solar panels will be installed. Not visible from street

416 LAMAR SOLAR Plan

Pictures of what the proposed installation will look like on the west side of the roof that *MAYBE* will be visible from traffic moving east on Lamar. The installation will be about 1/2 of the size as the example of this roof. This proposal is for six panels in length, two panel in height for a total of 12 panels on the west side of the roof. The panels will be installed flush with the roof, allowing for rails and connectors. The inverter will be placed near existing electrical panel box, not visible from the street.





Solar Site Audit

conducted for

The Renewable Republic

Document No.

000361

Conducted on

12/12/16, 2:36 PM

Title

416-Lamar_Site-Audit_2016-12-12

Prepared by

Hector Garcia

Location

416 Lamar
San Antonio, TX 78202
United States
(29.43122209463295, -98.47401808778051)

Type

Residential




Completed on

12/12/16, 4:08 PM

Score

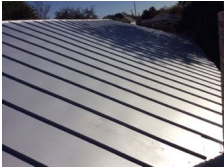
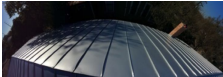

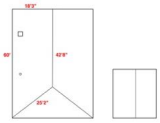
1/1 - 100%

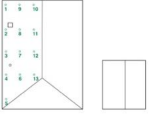




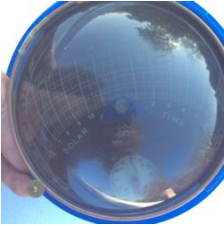

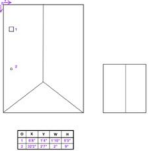

Service - 1/1 - 100%

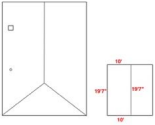
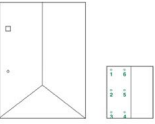


Question	Response	Details
Location		
Wall:	East Wall	
 <p>Appendix 1</p>		
Access:	Gated - locked	
 <p>Appendix 2</p>		
Installed under porch or similar structure:	No	
Service Wall Details		
Wall space (4ft):	Left of service	
Obstructions (<4ft away):	Yes	
Obstructions:	Window	
Type		Score (1/1) 100%
Entrance:	Underground	
 <p>Appendix 3</p>		

Question	Response	Details
Voltage:	120V/240V, single- phase, 3- Wire	
Digital Revenue Meter:	Yes	
Revenue Meter Tag #:		
Service Panel Detail		
Main disco:	Yes	
 <p>Appendix 4</p>		
Space for breakers:	Yes	
 <p>Appendix 5</p>		
Conductor size:	3 AWG	
 <p>Appendix 6</p>		
Amperage:	200	
 <p>Appendix 7</p>		

Solar

Question	Response	Details
Solar Arrays		
Array 1		
Array type:	Roof Mount	
Surface:	Standing Seam	
<div style="display: flex; justify-content: space-around; align-items: center;">    </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> Appendix 8 Appendix 9 Appendix 10 </div>		
Height:	8-16'	
Shape:	Trapezoid	
 <div style="margin-top: 10px;">Appendix 11</div>		
Walkability:	Walkable	
Pitch:	27°	
Azimuth:	288°	
Age:	0	
Weatherization:	Good	
Decking:	Good	

Question	Response	Details
Shade:	Shade from tree	Shade shown in pathfinder photos 1, 4-7, and 13. Trimming the top of tallest tree on the west side recommended
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 12</p> </div> <div style="text-align: center;">  <p>Appendix 13</p> </div> <div style="text-align: center;">  <p>Appendix 14</p> </div> <div style="text-align: center;">  <p>Appendix 15</p> </div> <div style="text-align: center;">  <p>Appendix 16</p> </div> <div style="text-align: center;">  <p>Appendix 17</p> </div> <div style="text-align: center; margin-top: 20px;">  <p>Appendix 18</p> </div> </div>		
Obstruction:	1-5	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 19</p> </div> </div>		
Array 2		
Array type:	Roof Mount	
Surface:	Corrugated	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 20</p> </div> </div>		
Height:	8-16'	

Question	Response	Details
Shape:	Rectangle	
 <p>Appendix 21</p>		
Walkability:	Walkable	
Pitch:	25°	
Azimuth:	288°	
Age:	0	
Weatherization:	Good	
Decking:	Good	
Shade:	Shade from tree	Shade shown in pathfinder photos 3 and 4. Trimming of tree on the south side recommended
   <p>Appendix 22 Appendix 23 Appendix 24</p>		
Obstruction:	0	

Notes

Question	Response	Details
Comments	Trees need to be trimmed	

Media



Appendix 1

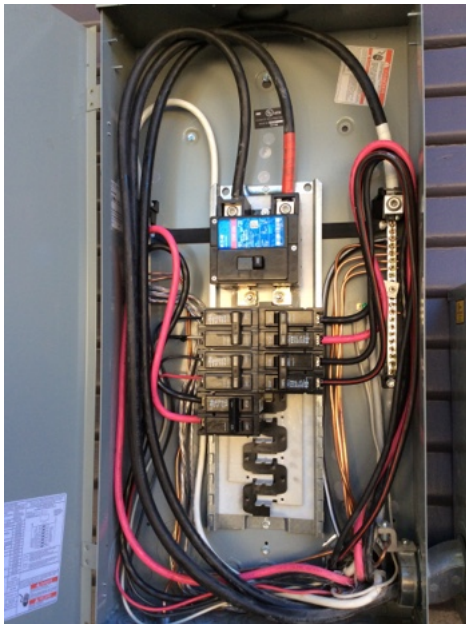


Appendix 3

Appendix 2



Appendix 4



Appendix 5



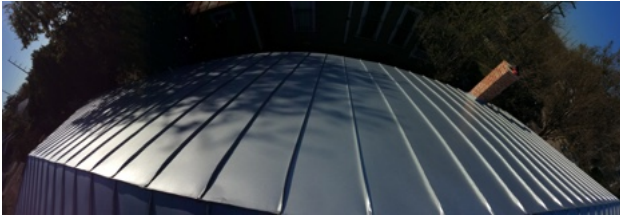
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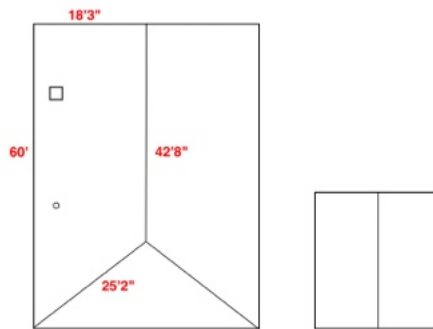
Appendix 7



Appendix 8



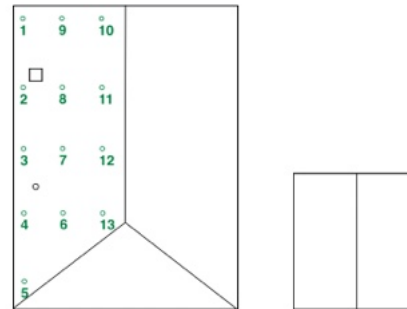
Appendix 9



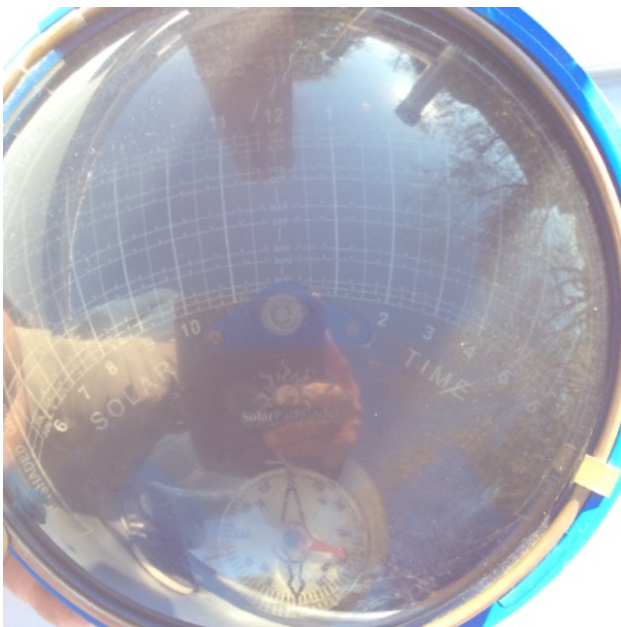
Appendix 11



Appendix 10



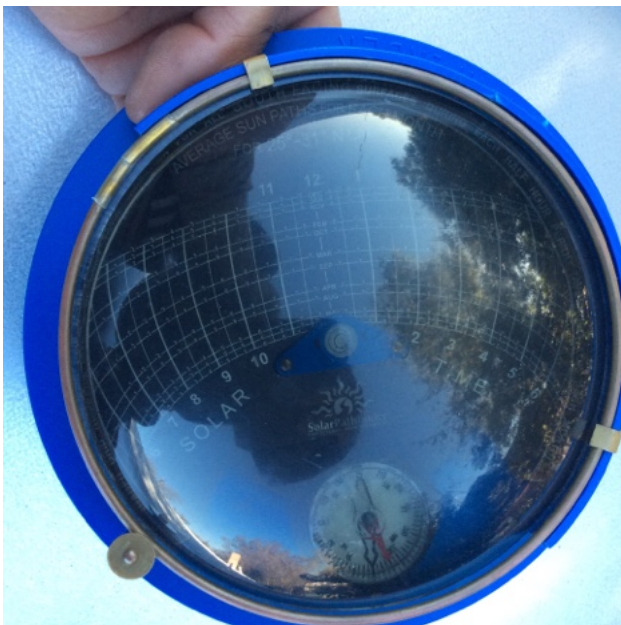
Appendix 12



Appendix 13



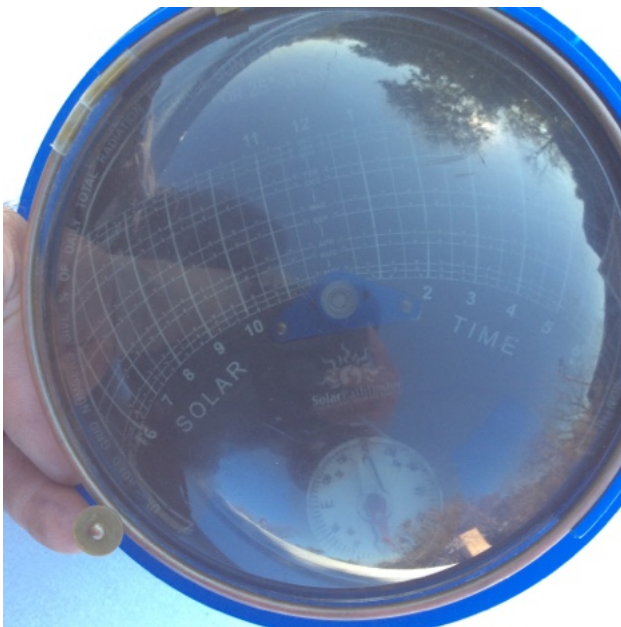
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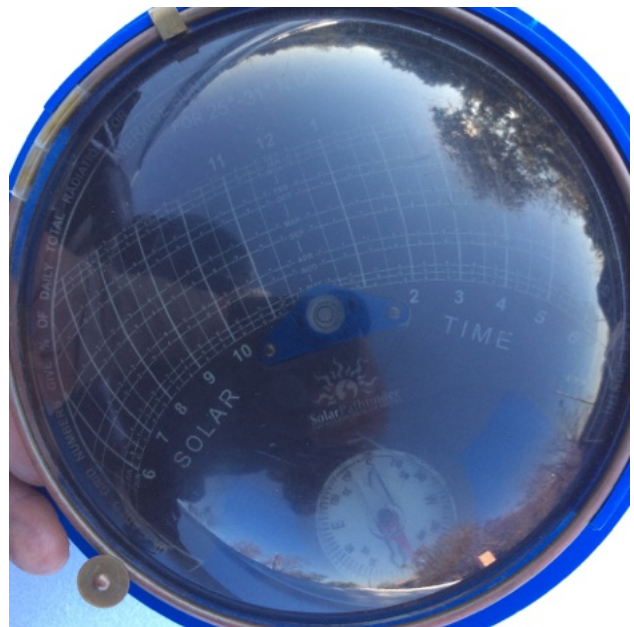
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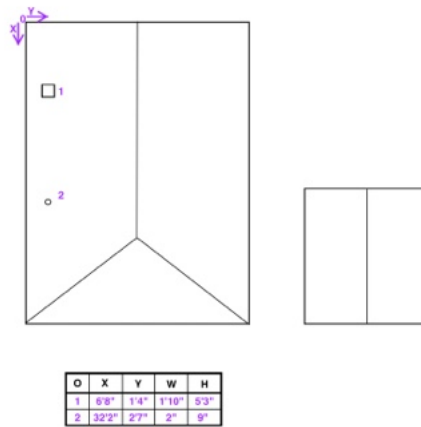
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Appendix 17



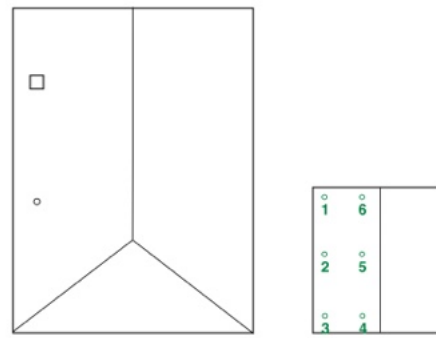
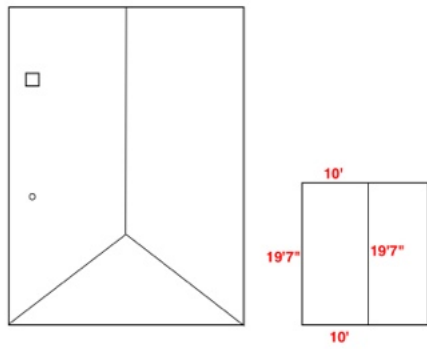
Appendix 18



Appendix 19



Appendix 20



Appendix 21

Appendix 22



Appendix 23

Appendix 24