

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-599
ADDRESS: 518 SHERMAN ST
LEGAL DESCRIPTION: NCB 515 BLK 17 LOT 9
ZONING: RM-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Selina Angel
OWNER: Arnulfo Lozoya
TYPE OF WORK: Installation of solar panels
APPLICATION RECEIVED: October 31, 2017
60-DAY REVIEW: December 30, 2017
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a rooftop solar array to feature 42 panels.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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 primary structure located at 518 Sherman is a 1-story single family home constructed circa 1910 in the Queen Anne cottage style. The home features a steeply-pitched hipped roof, front gable, and a few original wood windows, despite being heavily modified over the years. The structure is contributing to the Dignowity Hill Historic District.
- b. **LOCATION** – The applicant is requesting approval to install 42 solar panels on the south (rear), west, and east portions of the roof, as well as the east portion of the projecting front gable. Twenty panels will be located at the extreme rear of the structure, six will be located on the rear portion of the pitched hipped roof, five will be located on the east portion of the pitched hipped roof, ten will be located on the west portion of the hipped roof and front gable, and two will be on the east portion of the front gable. According to the Historic Design Guidelines for Additions 6.C.i, solar collectors should be located on a side or rear roof pitch to the maximum extent possible. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited. Staff finds that the solar panels on the south and east portions of the primary roofline are consistent, but finds that the four panels on the west portion of the roof closest to the street, as well as the two panels on the east portion of the front gable, are inconsistent with the Guidelines.
- c. **PITCH** – The panels will be installed flush with the roof pitch. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

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

- i. That the applicant relocates or removes the panels on the front gable to minimize impact from the public right-of-way. If relocation is feasible, the panels should be placed to the rear of the roof or on a ground-mount system.
- ii. That the solar panels maintain at least 18” of separation from the roof eaves.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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NORTH ^

Approximate location of
Service Entrance, DC
Combiner, Inverter, Main
AC Disconnect & PV Meter

