

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-119
ADDRESS: 120 CEDAR ST
LEGAL DESCRIPTION: NCB 949 BLK SPT OF 3 LOT W 145 FT OF N 65 FT OF 3 OR A25
ZONING: MF-33, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wolff, Abraham - House
APPLICANT: David Armendariz
OWNER: David Armendariz
TYPE OF WORK: Installation of solar panels
APPLICATION RECEIVED: March 02, 2018
60-DAY REVIEW: May 01, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install solar panels on the roof 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 structure at 120 Cedar Street was constructed circa 1890 and features two stories in height, a stuccoed brick façade, five brick chimneys and both single and double height porches. This structure is first found on the 1896 Sanborn Map. The rear of this lot is adjacent to Bonham Elementary School.
- b. LOCATION – The applicant has proposed to install forty (40) solar panels on the roof of the primary historic structure to be located on southern and western roof slopes. The applicant has proposed for the solar panels to be located in seven groupings. 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 the maximum extent feasible to minimize visibility from the public right of way while maximizing solar access. Staff finds the proposed placement of many of the grouping to be appropriate; however, two groupings that include a total of seven solar panels are located on front facing roof slopes and two groupings will be located on prominent roof slopes located in a forward position on side roofs. Additionally, a grouping of four panels is located above a side facing dormer high on the southern roof slope.
- c. LOCATION – Staff finds that the two groupings that are located on front facing roof slopes, the two groupings that are located on prominent roof slopes located in a forward position on side roofs and the grouping of four panels that is located above the side dormer should be relocated toward the rear of the structure. Additionally, staff finds that the grouping should be arranged in a manner to limit the overall number of groupings.
- d. PITCH – The applicant has not specified a proposed pitch for the panels; however, staff finds that the panels should be mounted flush with the roof to be consistent with the Guidelines for Additions 6.C.ii.

RECOMMENDATION:

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

- i. That the groupings noted in finding b that are located in forward positions on the southern roof slope, those that are located on front facing roof slopes and the grouping of four panels above the southern dormer should be relocated to positions toward the rear of the structure to reduce visibility from the public right of way. Additionally, staff recommends that the grouping be arranged in a manner to limit the overall number of groupings.
- ii. That the proposed panels be mounted flush with the existing roof slopes and feature mounting equipment that is comparable in color and finish to the roof.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 25, 2017

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Bonham
Elementary School

120 Cedar Street

B&D Ice House

Centro Properties

Cedar St

Cedar St

Cedar St

Cedar

MADISON

3635

6" W. PIPE

31
TURNER

36

28

GARDEN

PUBLIC SCHOOL
MINOR ALL SEES

120

949

BEAUREGARD

CEDAR

935

744

MISSION

ST.

934

PEREIDA

38

36

S. ALAMO

40

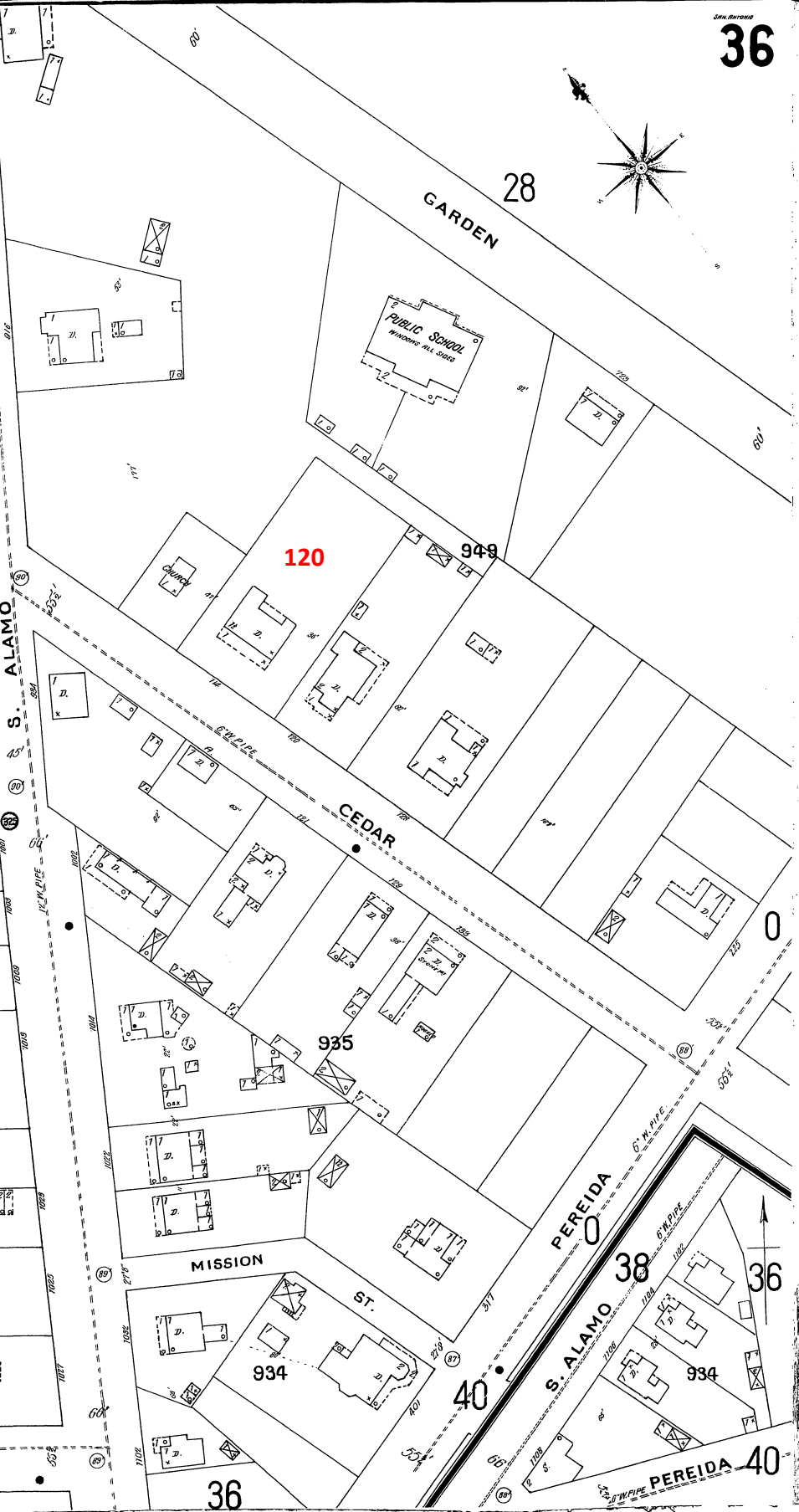
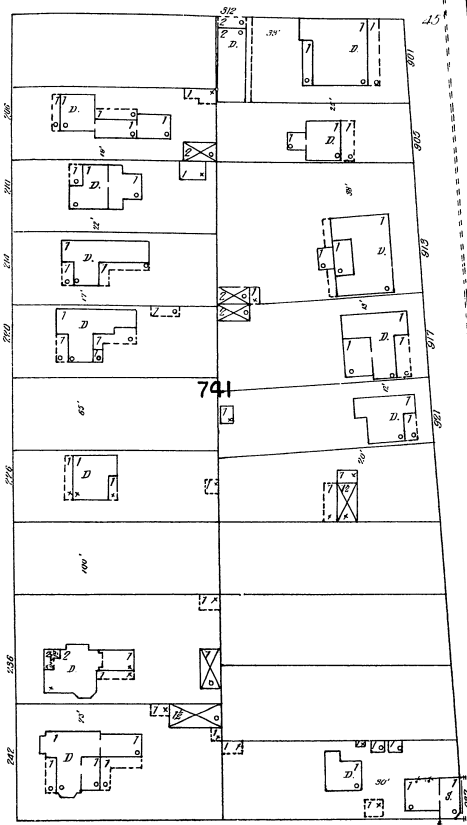
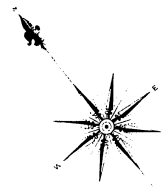
PEREIDA 40

E. SHERIDAN

38

36

Scale of Feet





NO
PARKING
STUDENT
LOADING
7-9am & 2-4pm
SCHOOL DAYS ONLY
←



David Antón Armendáriz

120 Cedar Street,
San Antonio, Texas 78210

Ph. (210) 396-8468
davida@dmcausa.com

March 1, 2018

Historic and Design Review Commission

Re: 120 Cedar St.
San Antonio, Texas, 78210

To Whom It May Concern,

Please accept the attached Historic Design Review Commission Application Form and accompanying index as a request to add solar panels to the roof at 120 Cedar St. The intended design and panel placement (Index, pg. 2) is such that the panels should be almost indiscernible from the street.

Regards,



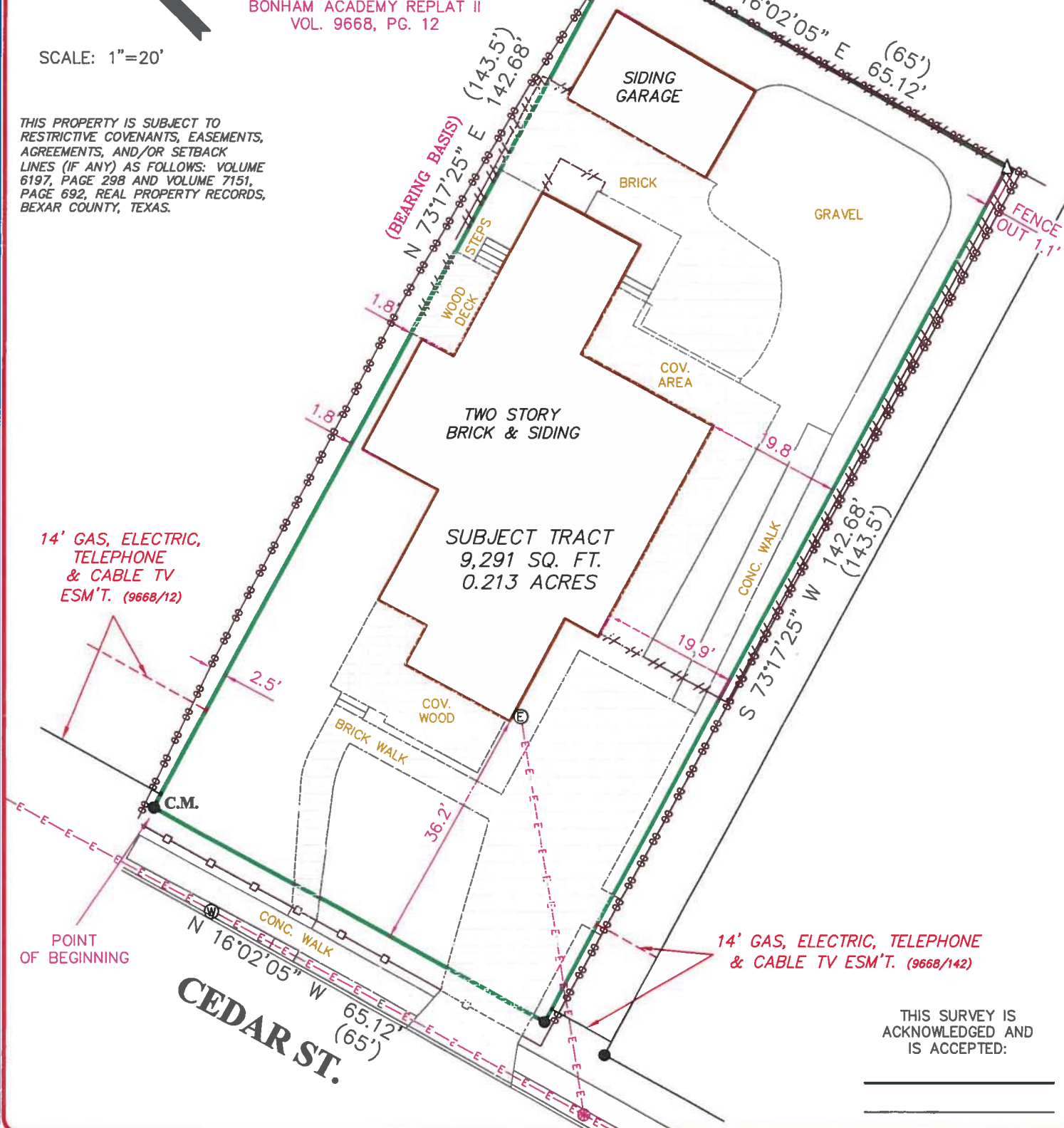
David Antón Armendáriz

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House photos:	
view from west (left, facing house)	3
view from southwest (street, frontal)	4
view from southwest (right, facing house)	5

SCALE: 1"=20'

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 6197, PAGE 298 AND VOLUME 7151, PAGE 692, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

120 CEDAR ST.

Property Description:

Being 0.213 acres of land, more or less, known as the West 145 feet of the North 65 feet of Lot 3, also designated as Lot A-25, New City Block 919, in the City of San Antonio, Bexar County, Texas, being that same tract of land described by Warranty Deed with Vendor's Lien recorded in Volume 15971, Page 1768, Official Public Records of Bexar County, Texas, said 0.213 acres being more particularly described by metes and bounds attached hereto.

Owner:

DAVID A. ARMENDARIZ & MARISOL PEREZ

FIRM REGISTRATION NO.
10111700

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK

1



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, omissions in area or boundary.

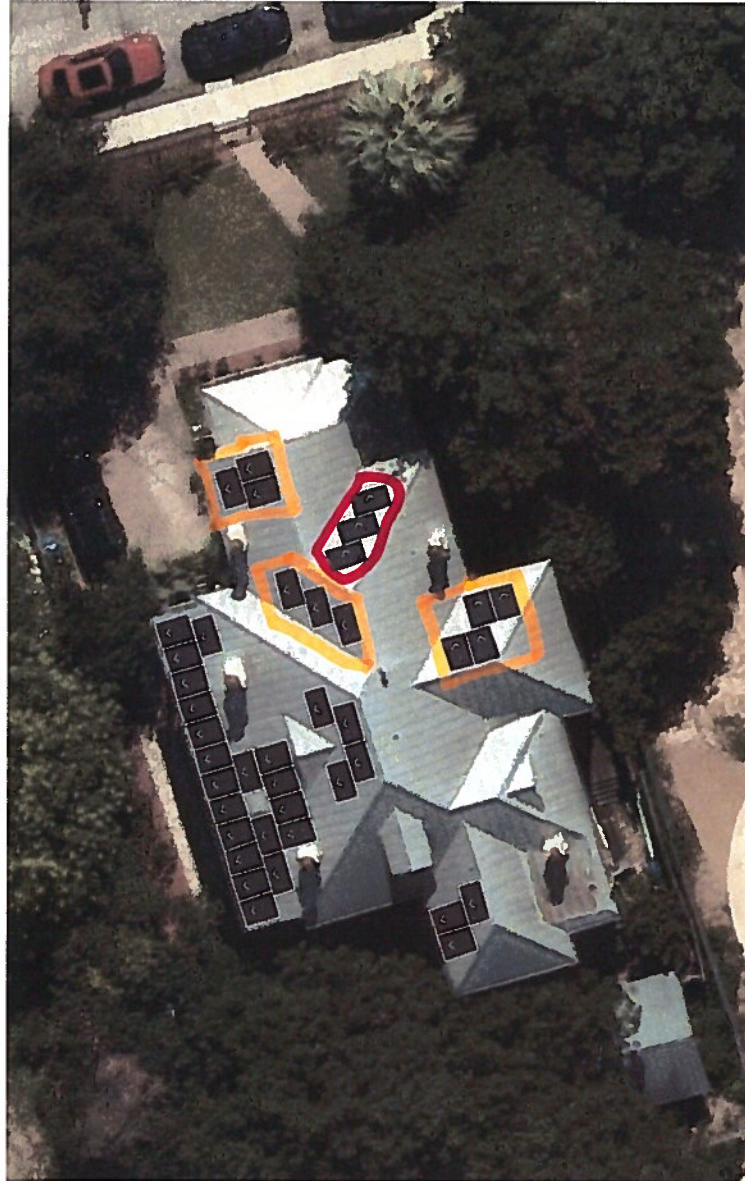
David Armendariz, 120 Cedar Street #1



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SMART ENERGY SOLUTIONS

David Armendariz, 120 Cedar Street #1



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