



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 19, 2020

**HDRC CASE NO:** 2020-070

**ADDRESS:** 901 MASON ST

**LEGAL DESCRIPTION:** NCB 1267 BLK 3 LOT S 137.0 OF 9 & 10 & N 50.0 OF E 24.0 FT OF 9 ARB 9C, 10A, & 9B

**HISTORIC DISTRICT:** Government Hill

**PUBLIC PROPERTY:** No

**LANDMARK:** House

**APPLICANT:** Patrick Attwater /One80 Solar - 1502 S Flores

**OWNER:** Logan Fullmer/901 MASON LLC - 901 MASON ST

**TYPE OF WORK:** Garage/carport, Solar installation

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install 8-vehical, metal carport with solar collectors.

### FINDINGS:

- a. The primary structure located at 901 Mason St is a 2-story structure designed in the Italianate style with Renaissance and Neoclassical Revival influences. The structure was originally built as a single family residence and features a 2-story wraparound front porch with Corinthian columns, wood lap siding, and prominent bay windows. The structure is contributing to the Government Hill Historic District
- b. PROPOSED CARPORT – The applicant has proposed to construct a 8-vehicle carport featuring approximately 1745 square feet lot coverage, metal construction, and roof mounted solar collectors.
- c. DESIGN & CHARACTER – The proposed carport features fully metal framing including columns, beams, with perpendicular purlins. The proposed solar panels are mounted directly onto the rows of purlins effectively acting as both the shade cover and the solar collector. Per the Guidelines for New Construction 5.A.iii., applicants should relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that a traditional wood frame carport with corner columns would be more appropriate.
- d. SETBACK & ORIENTATION – The applicant has proposed the carport to be set to the rear of the property. Staff finds that the proposed location and orientation of carport is generally appropriate; the applicant is responsible for meeting any setback requirements.
- e. SOLAR COLLECTORS – The applicant has proposed to install solar collectors on the proposed carport structure. Per the Guidelines for New Construction 7.C.i., applicants should locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited. Per the Guidelines for New Construction 7.C.ii., applicant should 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. Staff finds that the proposed flush-mounted solar collectors covering the entirety of the carport roof area is generally appropriate.

**RECOMMENDATION:**

Staff recommends approval to construct a carport with solar collectors based on findings b through e with the stipulation the carport features traditional wood framing with corners columns, instead of the proposed cantilevered metal beam system. Updated drawings should be submitted to staff prior to the issuance of a Certificate of Appropriateness. The applicant is responsible for any setback requirements.

**COMMISSION ACTION:**

Approved with the stipulations that landscape screening must be incorporated into the design to conceal the meal structure. An updated drawings with landscape features must be submitted to staff prior to the issuance of a Certificate of Appropriateness. The applicant is responsible for any setback requirements.

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The stipulations were met on 2/24/2020. The applicant submitted an updated drawing including the installation of a landscape screen about 2-3ft back from the fence so that it not only blocks the parking, but also the dumpster that's sitting near the gate entrance. The screen is 7ft tall and made of 2"x2" bare metal square tubing with 4" square galvanized welded wire screen



Shanon Shea Miller  
Historic Preservation Officer

*A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.*

*A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.*

*This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.*