



City of San Antonio

Legislation Details (With Text)

File #: 19-7465
Type: Zoning Case
In control: Board of Adjustment
On agenda: 10/7/2019
Title: BOA-19-10300105: A request by Curtis Muller for an appeal of the Historic Preservation Officer's decision to deny a Certificate of Appropriateness, located at 534 Mission Street. Staff recommends Denial. (Council District 1) (Stephanie Phillips, Senior Historic Preservation Specialist, Office of Historic Preservation, (210) 207-7902) (Debora Gonzalez, Senior Planner (210) 207- 3074, debora.gonzalez@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. BOA19-10300105 location map, 2. 534 mission app

Date	Ver.	Action By	Action	Result
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Case Number: BOA-19-10300105
Applicant: Curtis Muller
Owner: Joshua Thomas
Council District: 1
Location: 534 Mission Street
Legal Description: Lot 18, Block 3, NCB 2878
Zoning: "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District
Case Manager: Debora Gonzalez, Senior Planner

Request

An appeal of the Historic Preservation Officer's decision to deny a Certificate of Appropriateness.

Applicable Code References

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.

Background and Interpretation

The primary structure located at 534 Mission St is a 1-story single family home constructed circa 1928 in the Craftsman Bungalow style. The home features a primary side gable roof with a front dormer, a prominent full-width front porch, multi-lite wood windows, and battered columns. The structure is contributing to the King William Historic District. The property also features a non-contributing, 1-story rear accessory structure, constructed in the 1980s. The property is located at the intersection of Mission St and Barbe St.

A proposal was considered by the Historic and Design Review Commission for the following request items:

1. Install sixteen (16) solar panels on the primary structure.
2. Install ten (10) solar panels on the rear accessory structure.

The Historic Design Guidelines recommend that solar panels be proposed in a manner that limits their visibility from the public right-of-way on historic structures. Due to the corner lot location of the property, the panels proposed on the primary historic structure were highly visible from Barbe St. The Commission advocated for the installation of panels on the rear accessory structure, constructed circa 1980, which the Guidelines also encourage.

At the July 17, 2019, Historic and Design Review Commission hearing, the request for approval was denied. The Historic Preservation Officer issued a Commission Action Letter consistent with this recommendation.

Staff Recommendation to the Board of Adjustment

Staff recommends that the Board of Adjustment uphold the Commission Action Letter dated July 17, 2019, by the Historic Preservation Officer to deny the request items.