

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Amanda Simons, Texas Solar Outfitters for Michael Emerson, owner

**Property:** 1330 Cortlandt Street, Lot 22, Block 168, Houston Heights Subdivision. The property includes an altered historic 4,301 square foot, two-story wood frame single-family residence and a detached two-story accessory structure situated on a 9,900 square foot (75' x 132') interior lot.

**Significance:** New two-story accessory structure located behind a two-story Contributing residence.

**Proposal:** New Construction – *Revision*

The applicant was granted a COA in on December 12, 2013 to construct a two story accessory structure behind a contributing residence.

The applicant now proposes to revise this COA by adding solar panels to the south facing portion of the roof structure.

See enclosed application materials and detailed project description on p. 4-7 for further details.

**Public Comment:** One in favor and two have expressed no objection. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** May 21, 2015



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

**S - satisfies D - does not satisfy NA - not applicable**

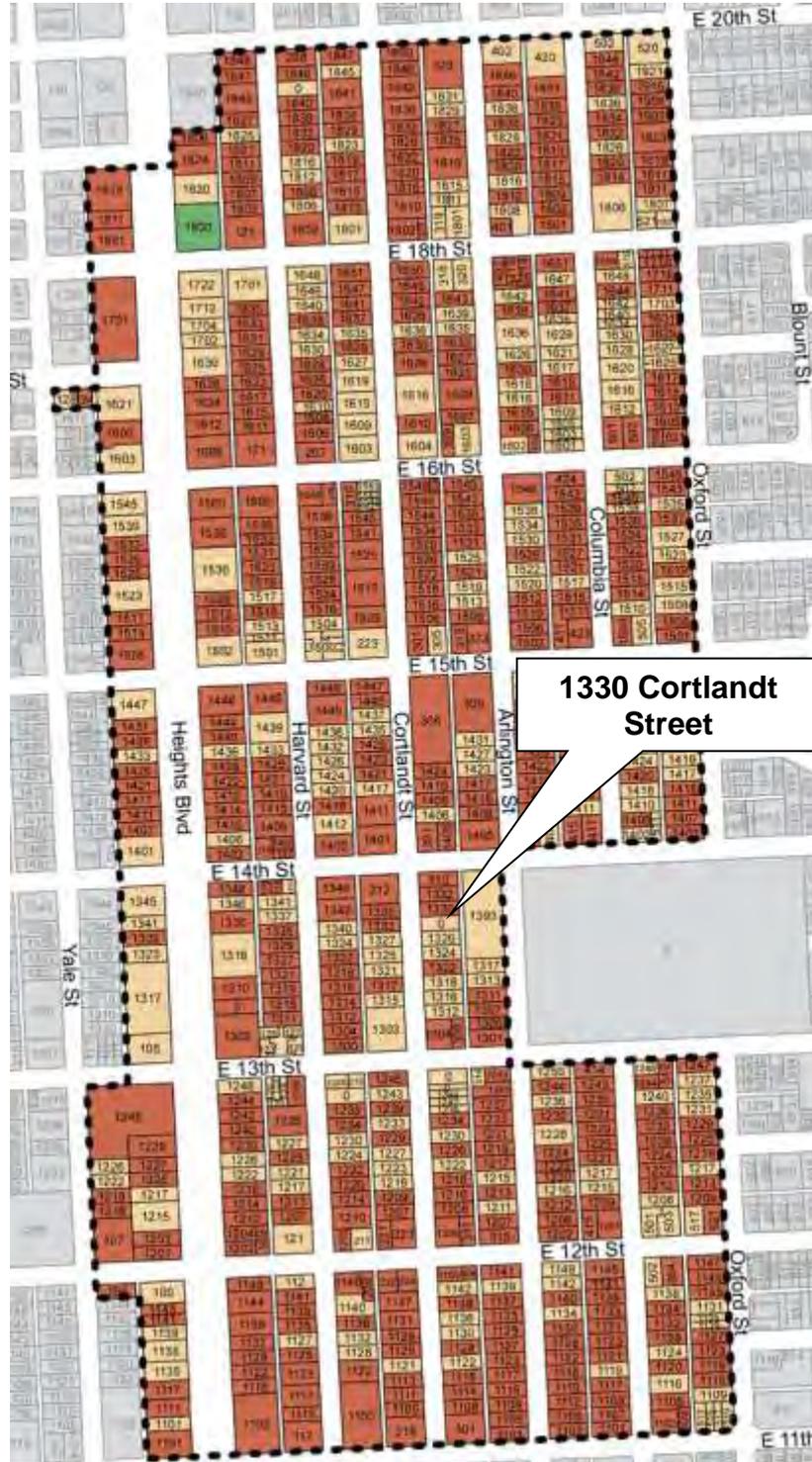
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

**Building Classification**

- Contributing
- Non-Contributing
- Park

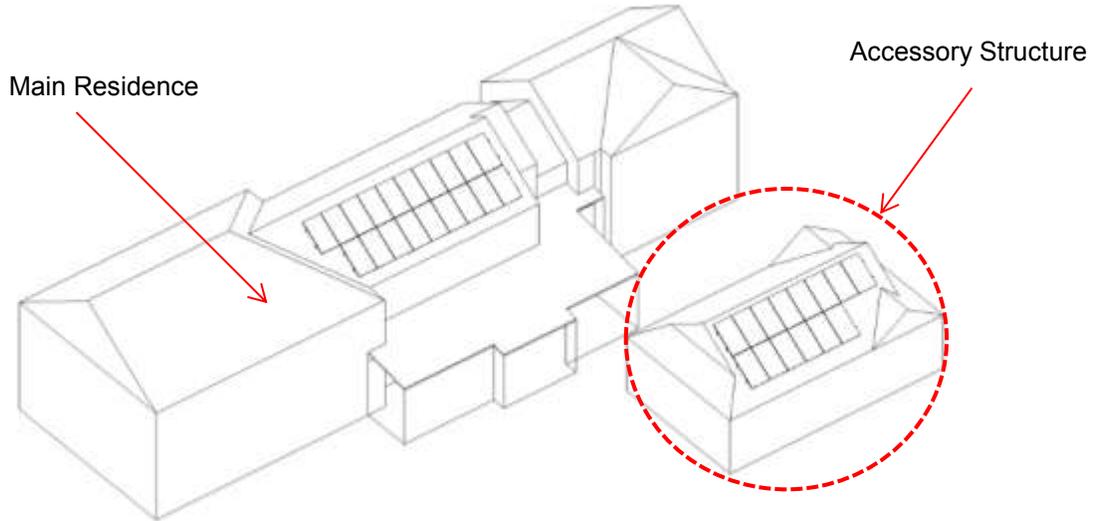




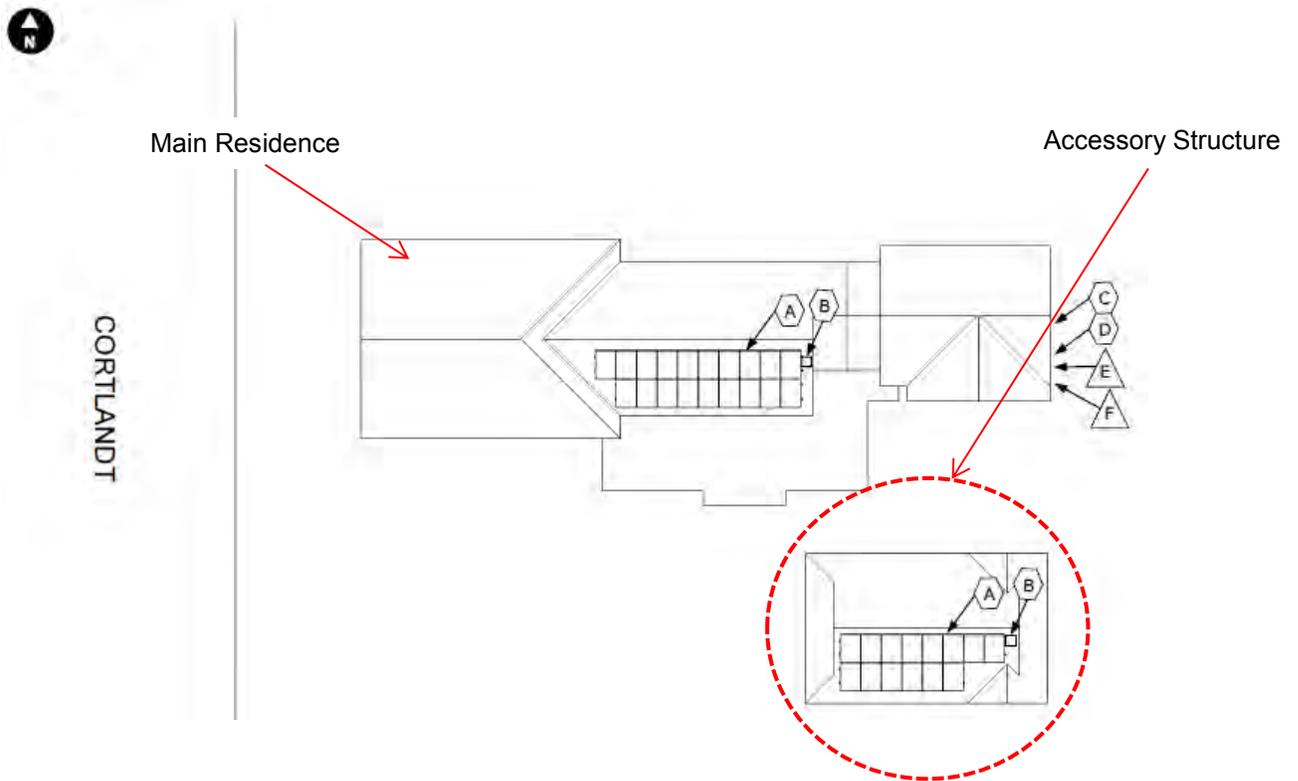
CURRENT PHOTO



**PROPOSED SOLAR PANELS**  
BIRD'S EYE VIEW



PLAN VIEW



PROPOSED SOLAR PANELS

SILVANTIS™  
F265 MODULE

SunEdison is a recognized authority on silicon technology and manufacturing processes developed through more than 50 years of experience. With our vertically-integrated business model, SunEdison delivers best-in-class solar modules by continuously leveraging new technology and manufacturing techniques that maximize efficiency, minimize cost, and extend product lifetime. Our solar module factory is ISO 14001 certified, and our products undergo rigorous inspection to ensure the highest possible quality.

SunEdison Silvantis solar module family continues our tradition of excellence by delivering the highest levels of performance worldwide. SunEdison is dedicated to providing local, responsive customer service.



### PROJECT DETAILS

**Exterior Materials:** The applicant also proposes to install 14 solar panels will be located on the south side of the roof of the accessory structure. The combined panels on the accessory structure will feature a profile flush with the roofing material and will measure 11' tall by 26' deep. The approved eave height of the accessory structure is 19' 11" and the approved ridge height is 27' 3".

**ATTACHMENT A**  
**PUBLIC COMMENT**  
**Kent Marsh**

1330 Cortlandt solar panels – no objection when solar panels are placed on the non-contributing portion of the structure

J. Kent Marsh

**Brie Kelman**

**From:** Brie Kelman [REDACTED]  
**Sent:** Monday, May 18, 2015 1:48 PM  
**To:** Kent Marsh  
**Subject:** Re: May HAHC HHEHD applications

**Houston Heights East**

15. 1330 Cortlandt St, New Construction-Accessory Structure *Revision - Support. Question: why are they required to get HAHC approval for this? "Roofing" material is clearly omitted from the HAHC jurisdiction. Therefore, solar panels on top of a roof should be as well, right? Also I do not understand why Staff is using the criteria for alterations, since this is clearly a "new construction"*

**Mark Williamson**

**From:** Mark R. Williamson [REDACTED]  
**Sent:** Tuesday, May 19, 2015 11:59 AM  
**To:** Kent Marsh  
**Subject:** Re: May HAHC HHEHD applications

1330 Cortlandt (solar panels) — No Objection — On non-contributing sections, mostly out of sight