

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Amanda Simons, Texas Solar Outfitters for Thomas Dibello, owner

Property: 1512 Allston Street, Lot 15, Tract 14B, Block 142, Houston Heights Subdivision. The property includes a contemporary 4,982 square foot, two-story wood frame single-family residence situated on a 9,900 square foot (75' x 132') interior lot.

Significance: At the time of designation, this property featured a Noncontributing Ranch style residence, constructed circa 1950, located in the Houston Heights Historic District West. This structure was demolished in September of 2013 and a COA was granted to construct a new two-story residence. This structure is currently under construction.

Proposal: New Construction – Residence *Revision*

- Install 31 solar panels on the south side of the roof of the approved new residence.
- Solar panels will be mounted flush with the existing roof surface.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: One who has 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 WEST

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



STAFF PHOTOS

VIEW FROM THE FRONT

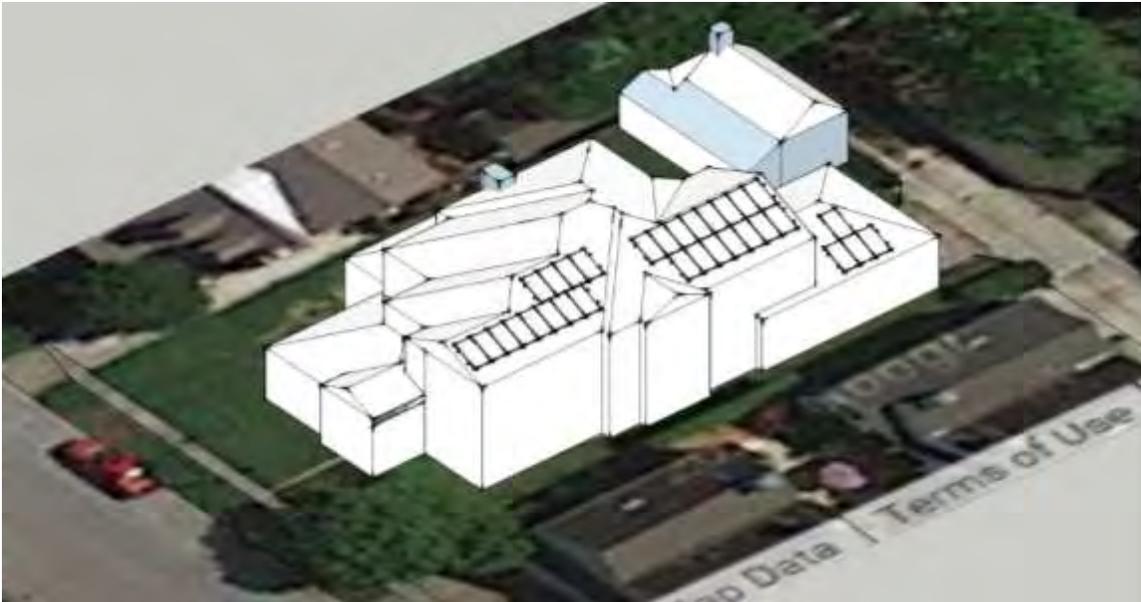


VIEW FROM THE SOUTH

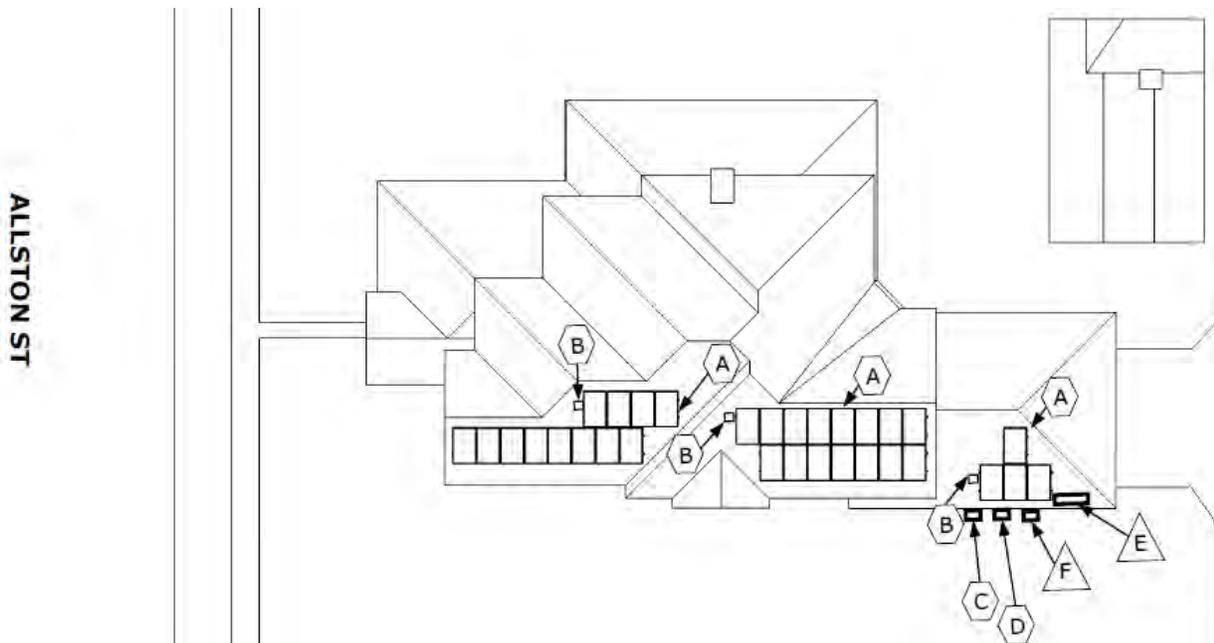




SITE PLAN
BIRD'S EYE VIEW



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: Install 31 solar panels on the south side of the existing newly constructed structure's roof. These panels will be divided up into three separate groups. The group of panels closest to the street will measure 11' tall by 29' wide. The group of panels in the center of the structure will measure 11' tall by 26' wide. The group at the rear of the structure will measure 11' tall by 10' wide. All panels will be mounted flush with the roofing material.

The approved roof structure of the residence features an eave height of 24' and a ridge height of 35' 1".

ATTACHMENT A

PUBLIC COMMENT

Kent Marsh

1512 Allston – No location plan submitted. OK with solar but needs to be on the back half of the structure and prefer only on a non-contributing portion of the structure.

J. Kent Marsh