

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Amanda Simons of 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. 5-11 for further details.

Public Comment: One who has expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park

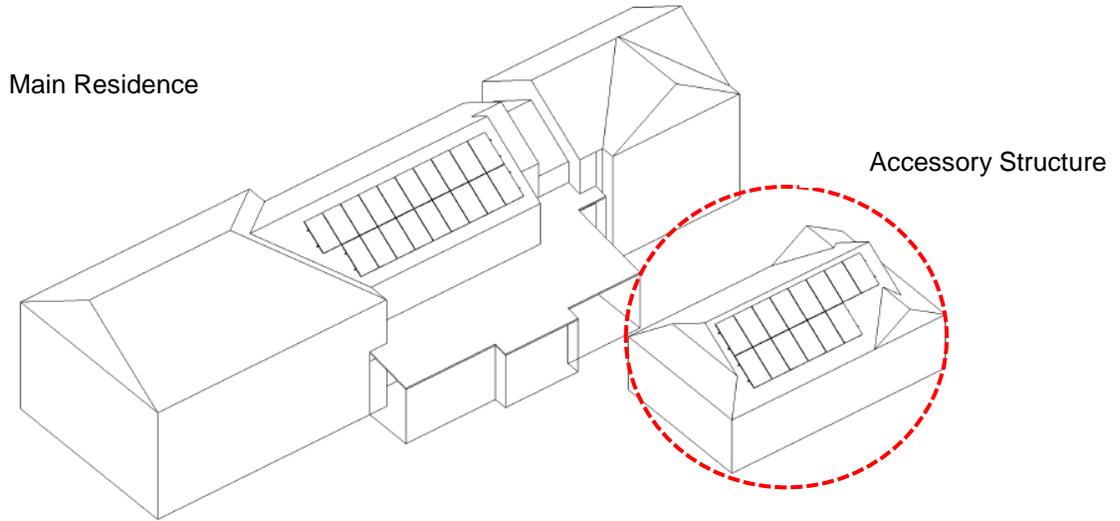




CURRENT PHOTO



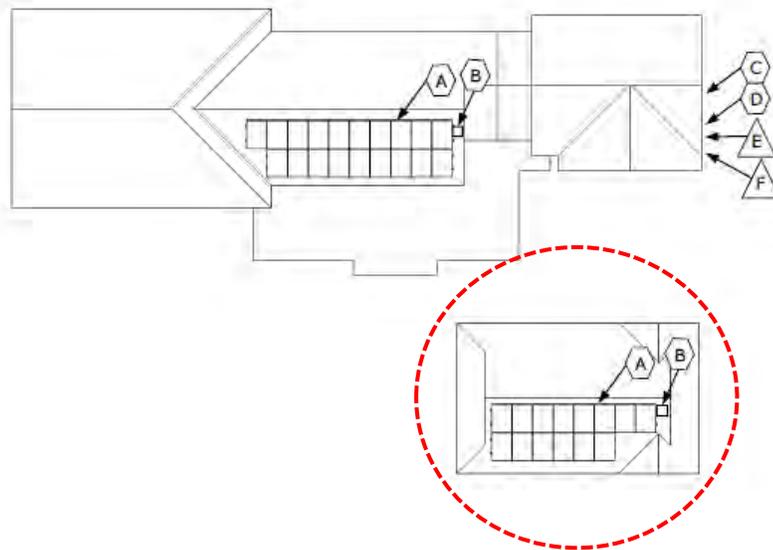
PROPOSED SOLAR PANELS
BIRD'S EYE VIEW



PLAN VIEW



CORTLANDT



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.



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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 main structure 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".

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ATTACHMENT A
PUBLIC COMMENT

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

J. Kent Marsh

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