

# HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

**HDRC CASE NO:** 2021-390  
**ADDRESS:** 1103 N PINE ST  
**LEGAL DESCRIPTION:** NCB 515 BLK 17 LOT 1  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Drew Witt/WITT ANDREW J & SHARI L  
**OWNER:** Drew Witt/WITT ANDREW J & SHARI L  
**TYPE OF WORK:** Installation of solar panels  
**APPLICATION RECEIVED:** July 28, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install twenty-four (24) solar panels on the south facing roof slope of the structure at 1103 N Pine.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 7. 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.

## FINDINGS:

- a. The structure at 1103 N Pine was constructed in 2017 and is located at the corner of N Pine and Burleson, within the Dignowity Hill Historic District.
- b. SOLAR PANELS – Per the Guidelines for New Construction 7.C.i., solar panels should be located on the side or rear roof pitch of the primary structure to maximum extent feasible to minimize visibility from the public right of way while maximizing solar access. The applicant has proposed to mount solar panels on the south facing roof slope. Generally, staff finds the proposed location to be appropriate and consistent with the Guidelines.
- c. SOLAR PANELS – Per the Guidelines for New Construction 7.C.ii., applicant should mount solar panels flush with the surface of a sloped roof. Panels should be selected that are similar in color to the roof surface to reduce visibility. Staff finds that all panels and mounting equipment should comply with the Guidelines.

## RECOMMENDATION:

Staff recommends approval based on findings b and c with the stipulation that the solar panels be mounted flush with each roof slope, feature colors that are similar to the roof's surface color, and feature an 18 inch minimum distance from all eaves and gable ends.













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DESIGN SAVINGS PROPOSAL

1103 North Pine Street

Summary Details


85%  
ENERGY  
OFFSET  
(EST.)

SYSTEM SIZE  
**7.85 kW**


ELECTRICITY PRODUCTION (EST.)  
**12,728 kWh/year**

ENERGY NEEDS  
**14,875 kWh/year**


EQUIPMENT



EQUINOX SYSTEM  
E20  
327W Type E panels




MOUNTING  
InvisiMount




MONITORING  
PVS6 & EnergyLink

SAVE DESIGN



View larger map



ROOFS 1

PANELS 24