

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-406
ADDRESS: 424 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Gilbert Perales/PERALES GILBERTO T &
OWNER: Gilbert Perales/PERALES GILBERTO T &
TYPE OF WORK: Chimney removal
APPLICATION RECEIVED: September 25, 2023
60-DAY REVIEW: November 24, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to remove a brick chimney.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

- a. The property at 424 E Courtland Pl is a single-story Craftsman home with Colonial Revival influence built c 1922, with later additions to the front porch and east elevation. The property first appears in the city directory in

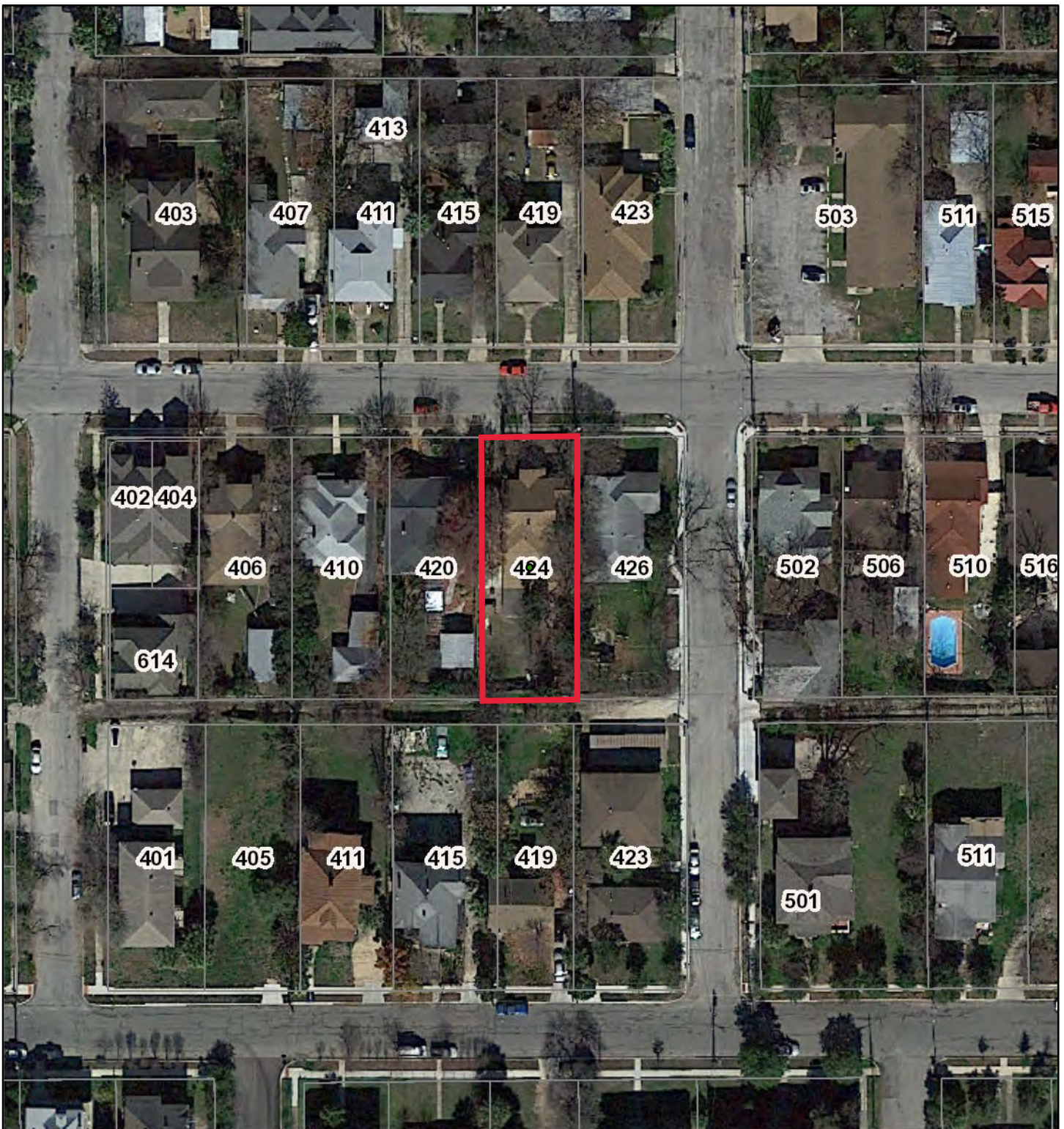
1922 and on Sanborn Fire Insurance maps in 1931. The house has a side-gabled composition shingle roof with a front-gabled porch roof supported by box columns. Windows are one-over-one, and the house is clad in 117 wood siding. The brick chimney extends from the northwest corner of the roof. The property contributes to the Tobin Hill Historic District.

- b. CASE HISTORY: On September 25, 2023, OHP staff issued an administrative Certificate of Appropriateness for approval to stabilize the chimney.
- c. CHIMNEY REMOVAL: The applicant requests to remove one existing brick chimney from the structure. Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iii states that existing historic roof forms should be maintained. Staff finds that chimney removal does not conform to guidelines.

RECOMMENDATION:

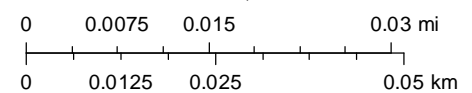
Staff does not recommend approval of chimney removal based on finding c. Staff recommends the chimney be retained and repaired in place.

City of San Antonio One Stop



October 13, 2023

1:1,000



CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

BCAD Parcels



NO
TRESPASSING