

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-063
ADDRESS: 109 BEVERLY DR
LEGAL DESCRIPTION: NCB 9076 BLK LOT E 50 FT OF 20 & W 35 FT OF 21
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Martha Arredondo
OWNER: Martha Arredondo
TYPE OF WORK: Installation of a chimney cap
APPLICATION RECEIVED: January 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install a metal cap atop the existing limestone veneer chimney located on the front façade.

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 primary structure located at 109 Beverly is a 1-story residential structure constructed circa 1950 in the Ranch style with Minimal Traditional influences. The structure features a limestone veneer façade, a prominent front chimney, and steel casement windows. The structure is contributing to the Monticello Park Historic District.

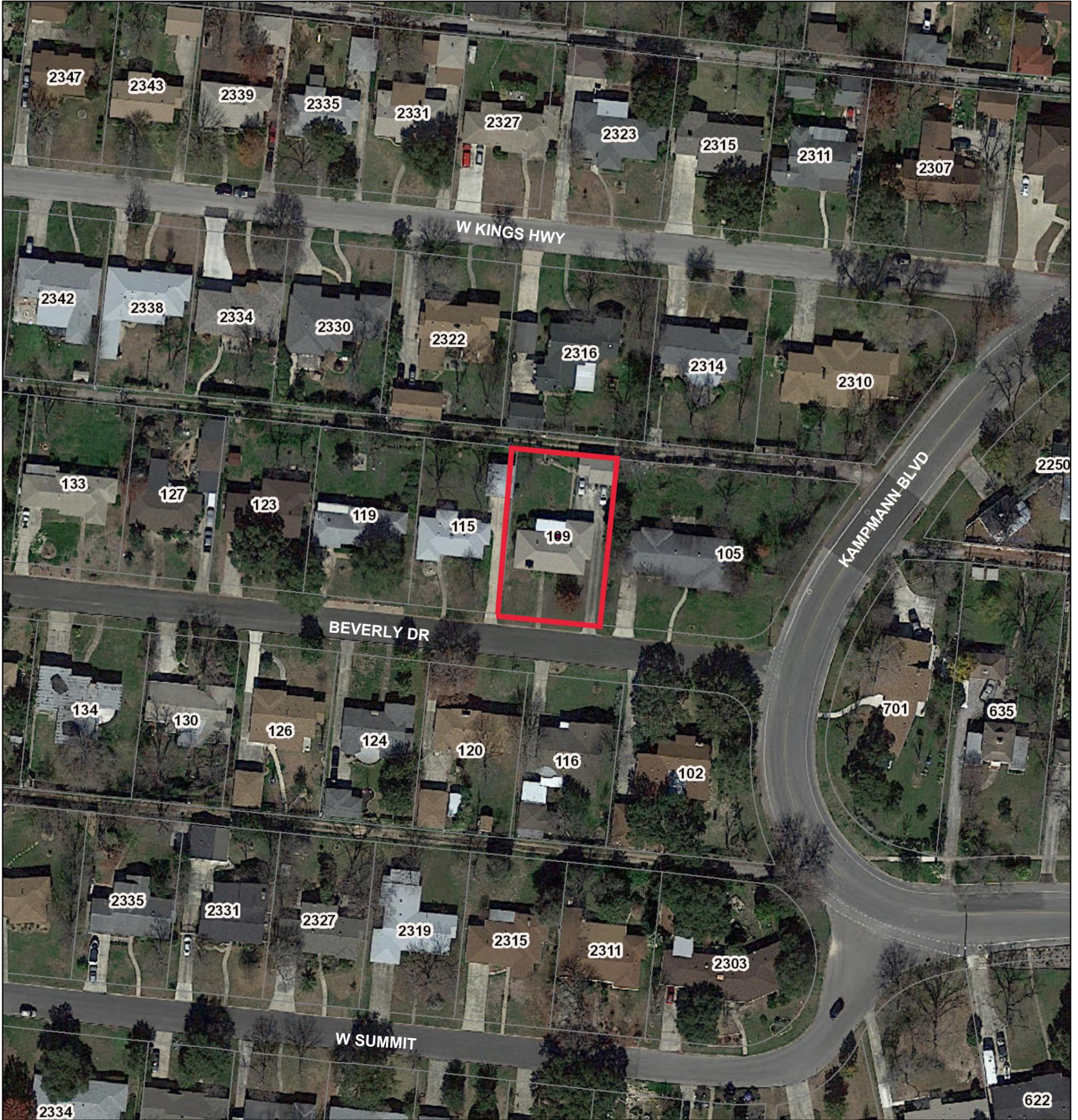
- b. **CHIMNEY CAP** – The applicant has proposed to install a metal cap atop the existing limestone veneer chimney located on the front façade. The cap is requested to prevent long-term damage to the currently inoperable chimney. Per the submitted application, the cap will be 24-gauge colored powder coated steel with a standing seam hood. Per the Historic Design Guidelines, new roof features should be compatible with the style of the home and should not obscure architectural features. Staff overall finds the proposed cap compatible and reversible, but finds that the wrapped metal base should be removed as to not obscure the character-defining, angular detail of the top of the existing chimney.

RECOMMENDATION:

Staff recommends approval of the proposed chimney cap based on findings a and b with the following stipulations:

- i. That the wrapped metal base of the proposed cap design be removed as to not obscure the character-defining, angular detail of the top of the existing chimney. An updated specification is required prior to the issuance of a Certificate of Appropriateness.
- ii. That the cap be installed in manner that is fully reversible and does not inflict damage on the limestone veneer.

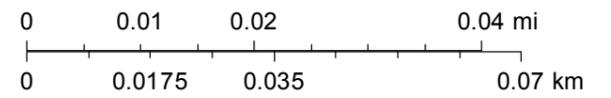
City of San Antonio One Stop



January 22, 2022

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





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