

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-282
ADDRESS: 203 KING WILLIAM
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT 11, 12 AND 13
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Pancoast, Aaron Sr - House
APPLICANT: Jim Poteet/Poteet Architects
OWNER: Roger & Sarah Herr
TYPE OF WORK: Replace shingle roof with standing seam metal roof
APPLICATION RECEIVED: June 05, 2018
60-DAY REVIEW: August 04, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing shingle roof with a standing seam metal roof.

APPLICABLE CITATIONS:

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 structure at 203 King William was constructed in 1891 and significantly remodeled to include Italianate features after flood damages in 1921 while preserving the original roof, chimney, pilasters, and roof cornices in place. The structure currently features masonry with stucco facades, double front doors topped with stone lintels, a round tower, arched porches and porte cochere, Italianate pilasters and brackets, and hipped and gabled roofs featuring shingle roofing. The structure contributes to the King William Historic District and is also individually

designated as the Aaron Pancoast Sr. House.

- b. **ROOF REPLACEMENT** – The applicant has proposed to replace the entire shingle roof with a standing seam metal roof. The Guidelines for Roofs 3.B.i states that roof replacement should only be considered when more than 25 percent of the roof area is damaged or 25 percent of the roof tile or shingle is missing. Staff finds that replacement is appropriate at this time.
- c. **SHINGLE TO METAL** – The applicant has proposed to replace the entire shingle roof with a standing seam metal roof. Staff finds that the shingle roof should be replaced in-kind as supported by a historic photo, produced before the 1921 modifications, and the 1912 Sanborn map which notes a shingle roof.

RECOMMENDATION:

Staff recommends approval of roof replacement with the stipulation that the roofing material remain shingle, instead of the proposed standing seam metal.

If the HDRC approves of the installation of the standing seam metal roof, staff stipulates that the roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish

CASE MANAGER:

Huy Pham

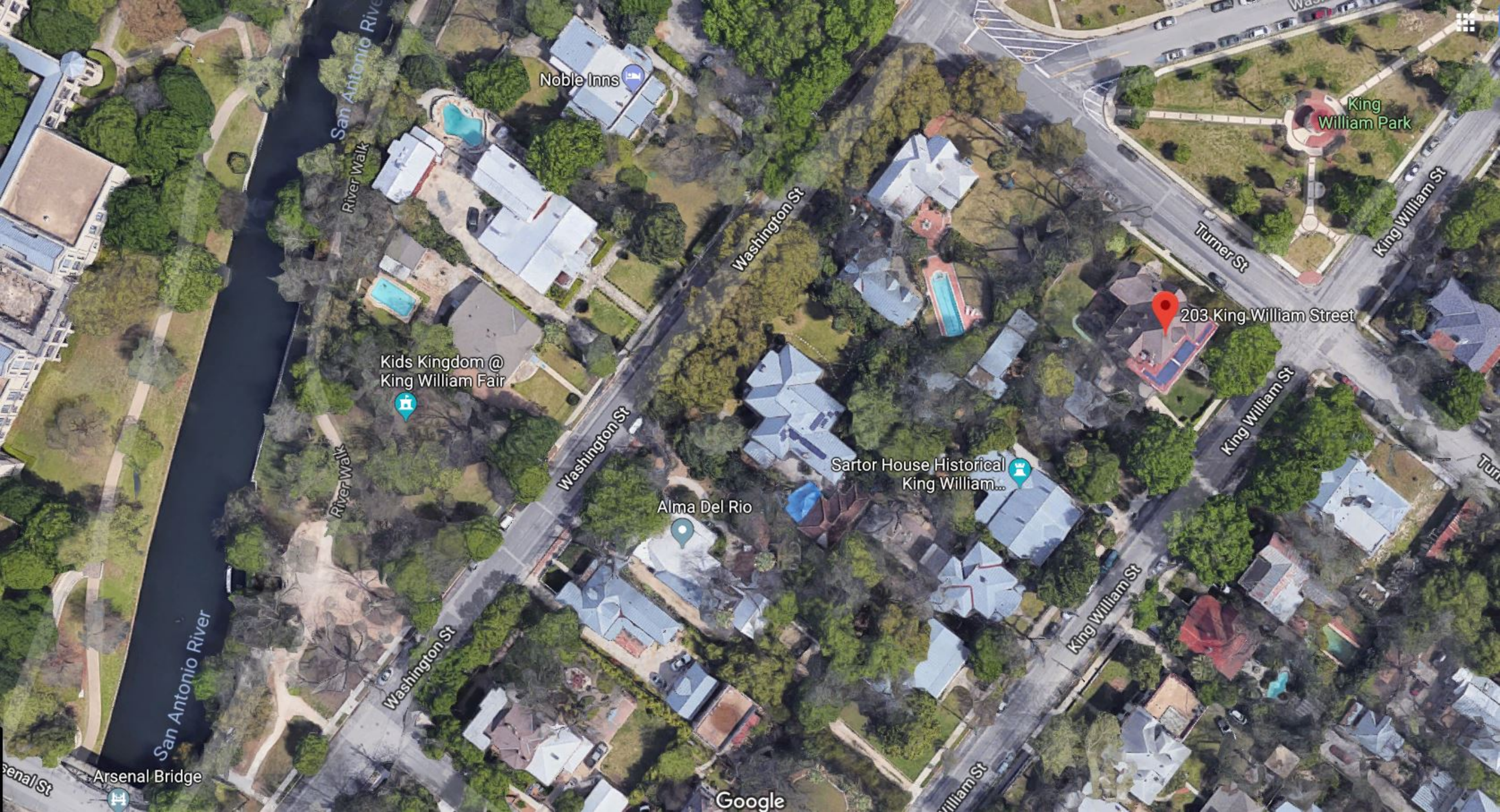


Flex Viewer

Powered by ArcGIS Server

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Noble Inns

King William Park

Turner St

King William St

203 King William Street

King William St

Sartor House Historical King William...

Alma Del Rio

King William St

Washington St

Washington St

River Walk

River Walk

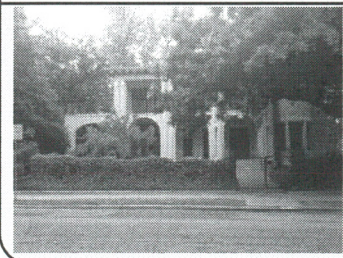
Kids Kingdom @ King William Fair

San Antonio River

Arsenal Bridge

Google

E: 1" = 50'



A professional surveyor seal for George J. Gale, State of Texas. The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL SURVEYOR" at the bottom. The inner ring contains the text "REGISTERED" at the top and "LICENSE NO. 4678" at the bottom. In the center, there is a five-pointed star above the name "GEORGE J. GALE". The seal is signed with a cursive signature across the right side.





① 504 KING WILLIAM

203 KING WILLIAM ST	VIEW PAGE 2 OF 2
DATE: JUNE 1, 2018	
POTEET ARCHITECTS	



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203 KING WILLIAM ST	VIEW PAGE 1 OF 2
DATE: JUNE 1, 2018	
POTEET ARCHITECTS	



Aaron Pancoast, Sr. House ≈ 203 King William was remodeled in the Italianate style of masonry with stucco, and features a two-story round tower. The double front door is topped with a stone lintel, which echoes the rusticated stone band around the basement level, above the first-floor tower windows, and below the second-floor tower windows.



203 King William as it appeared in 1891, viewed from what is now King William Park. Some see similarities in its original design and the early work of J. Riely Gordon.

19

20

TURNER

WASHINGTON

BEAUREGARD

MACADAMIZED

740

21

MACADAMIZED

MADISON

KING WILLIAM

E. SHERIDAN

18

0

896

739

742

743

972

ARSENAL



Scale of Feet.



16

CITY

