

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-040
ADDRESS: 306 KING WILLIAM
LEGAL DESCRIPTION: NCB 743 BLK 2 LOT 12
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Giles-Diaz House
APPLICANT: Daniel G. & Sandra Lee Rodriguez
OWNER: Daniel G. & Sandra Lee Rodriguez
TYPE OF WORK: Replacement of metal roof with cedar shakes
APPLICATION RECEIVED: January 18, 2019
60-DAY REVIEW: March 19, 2019
REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

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.

FINDINGS:

- a. The structure located at 306 King William is a 1-story single family home constructed in 1883 in the Folk Victorian style. The house was designed by prolific architect Alfred Giles. The home features woodlap siding, an asymmetrical front porch with dentil molding, a king post truss in the front gable, and a red standing seam metal roof. The adjacent house at 308 King William is a twin of this design with similar architectural features and almost identical materiality. The home is contributing to the King William Historic District and is an individually listed local landmark with the common name Giles-Diaz House.
- b. The applicant has requested to replace the existing standing seam metal roof with a new cedar shake roof. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to Sanborn Maps (1904, 1911-1951), this property historically had a metal roof, as did the adjacent twin structure at 308 King William. The roof also appears to be original or has been in place for several decades. Metal roofs in the existing configuration are typical of Folk Victorian-style homes. Staff does not find the proposal to replace the metal roof with shake shingles consistent with the Guidelines.

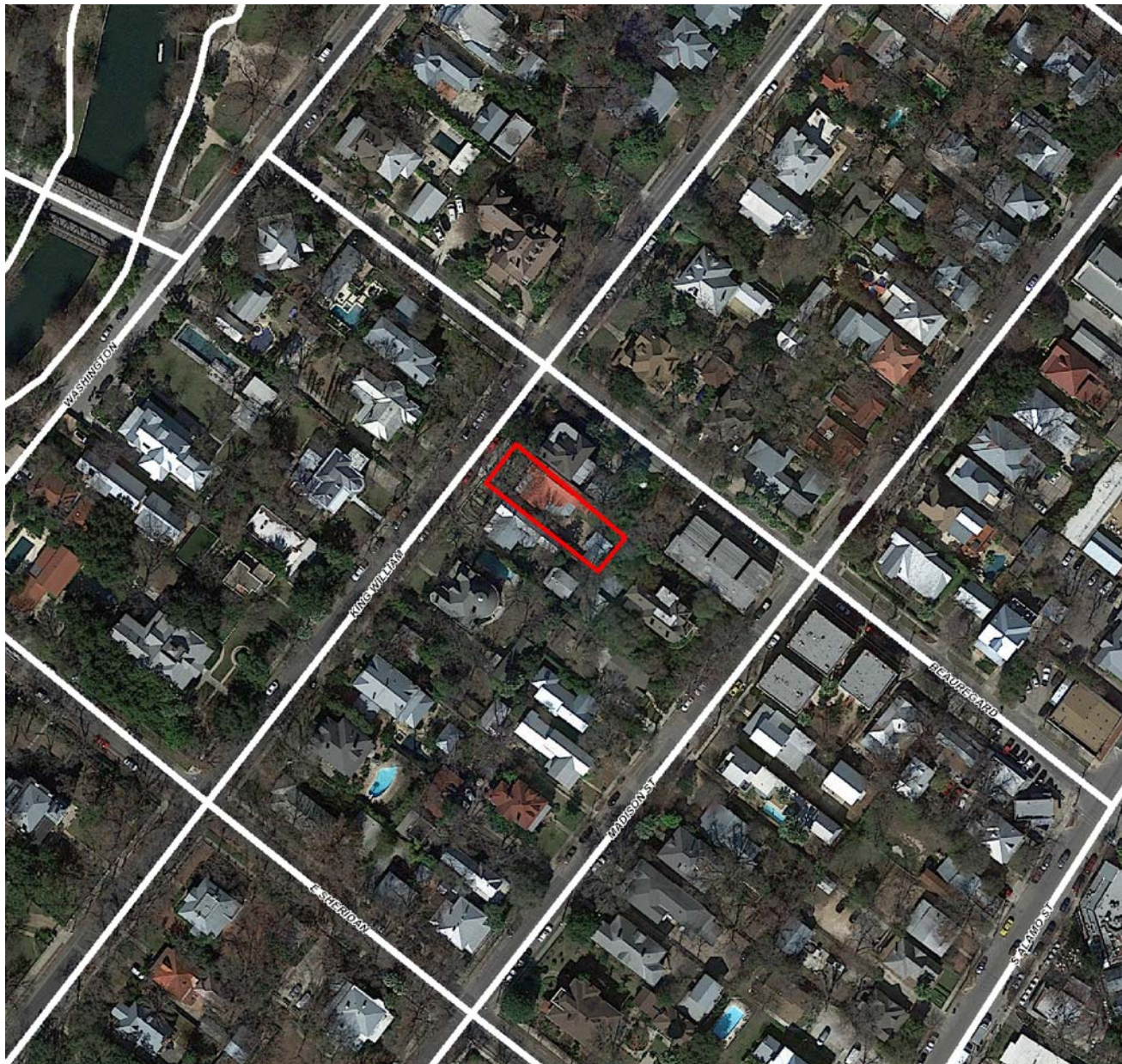
RECOMMENDATION:

Staff does not recommend approval based on findings a and b.

If replacement is necessary, staff recommends that the applicant install a new standing seam metal roof to match the existing. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. A ridge cap should not be used. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met. In-kind roof replacement is eligible for administrative approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

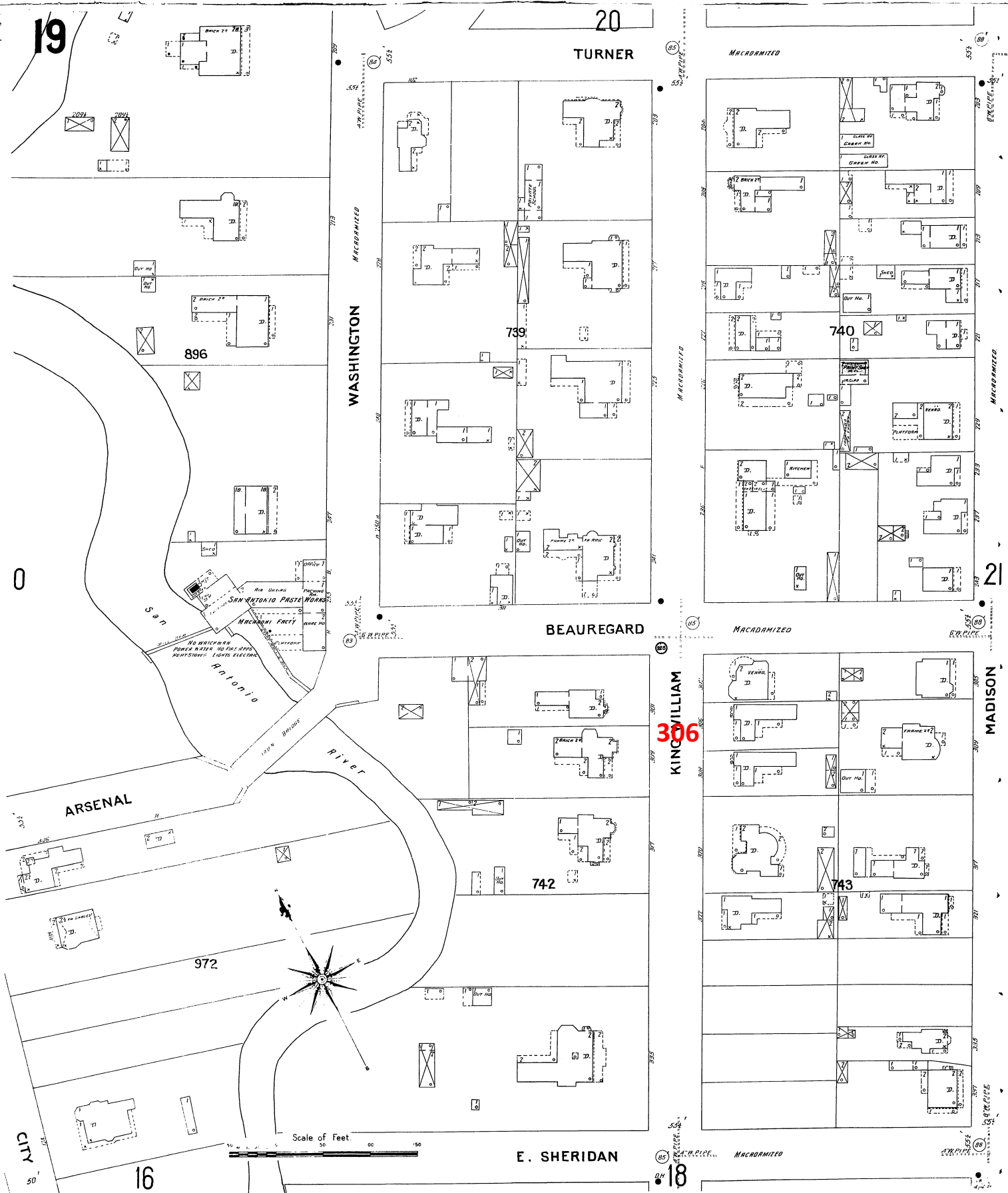
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1904 SANBORN MAP



1911 - 1955 SANBORN MAP

