

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-430
ADDRESS: 130 KING WILLIAM
LEGAL DESCRIPTION: NCB 737 BLK 2 LOT 7 & 8
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Marques White/Legacy Home Improvements
OWNER: SAN ANTONIO ART LEAGUE
TYPE OF WORK: Porch roof replacement with pitch change
APPLICATION RECEIVED: July 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the flat metal roof of the wraparound porch with a pitched standing-seam metal roof.

APPLICABLE CITATIONS:

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

3. 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 130 King William is a 2.5-story residential structure constructed in approximately 1915 in the Neoclassical style. The property is contributing to the King William Historic District.
- b. ROOF: The primary roof form is a standing-seam metal Dutch hip roof with a flat roof on the porch that wraps around the northwest and southwest sides of the second floor. The applicant proposes removing the flat roof and installing a standing-seam metal roof with a 2/12 pitch. While installation of a standing seam metal roof conforms to Historic Design Guidelines, Guideline 3.B.ii states that the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. Staff finds the proposed change in roof pitch does not conform to guidelines.
- c. MATERIALS: The applicant proposes replacing the current metal roof of the wraparound porch with a standing-seam metal roof. Guideline 3.B.vi states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the proposed material conforms to this guideline.

RECOMMENDATION:

Staff recommends approval to replace the flat metal roof of the wraparound porch based on findings b and c, with the following stipulation:

- i. That the pitch of the roof remains unchanged when the new roof is installed or include a low enough profile as to not be visible from the public right-of-way.

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

A number line illustrating the conversion of miles to kilometers. The top scale is in miles, with major tick marks at 0, 0.0075, 0.015, and 0.03. The bottom scale is in kilometers, with major tick marks at 0, 0.0125, 0.025, and 0.05. The scales are aligned such that 0.015 miles corresponds to 0.025 kilometers.



CONSULTANT

PROJECT

Roof Elevations

PROJECT # 220723

Chipley, Florida,
Washington County, United
States

REVISIONS

No.	Description	Date
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PROJECT STATUS

ROOF MODIFICATION

ISSUE DATE

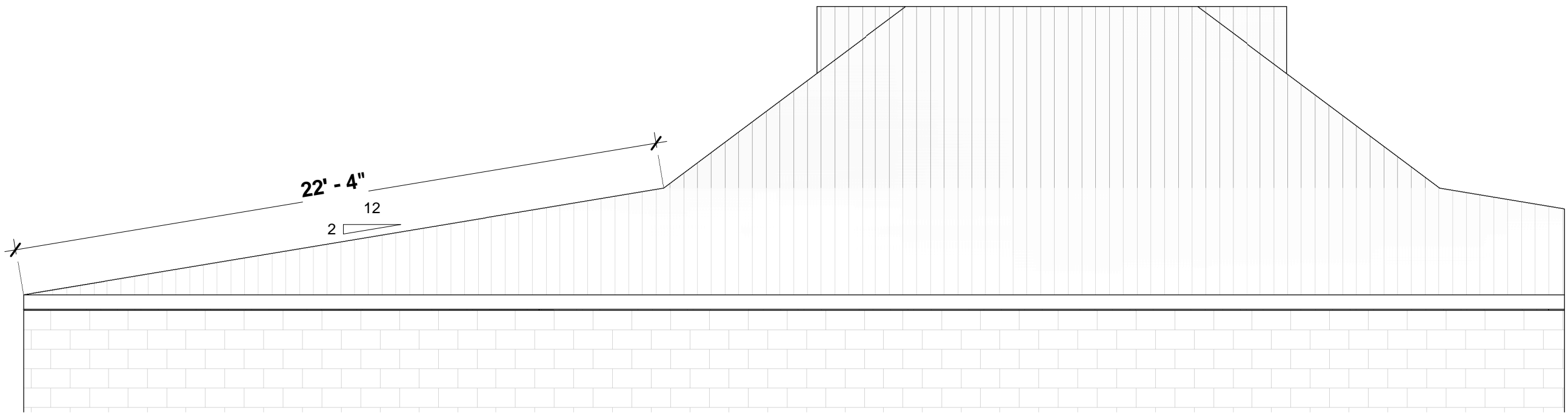
07.25.2022

SHEET NAME

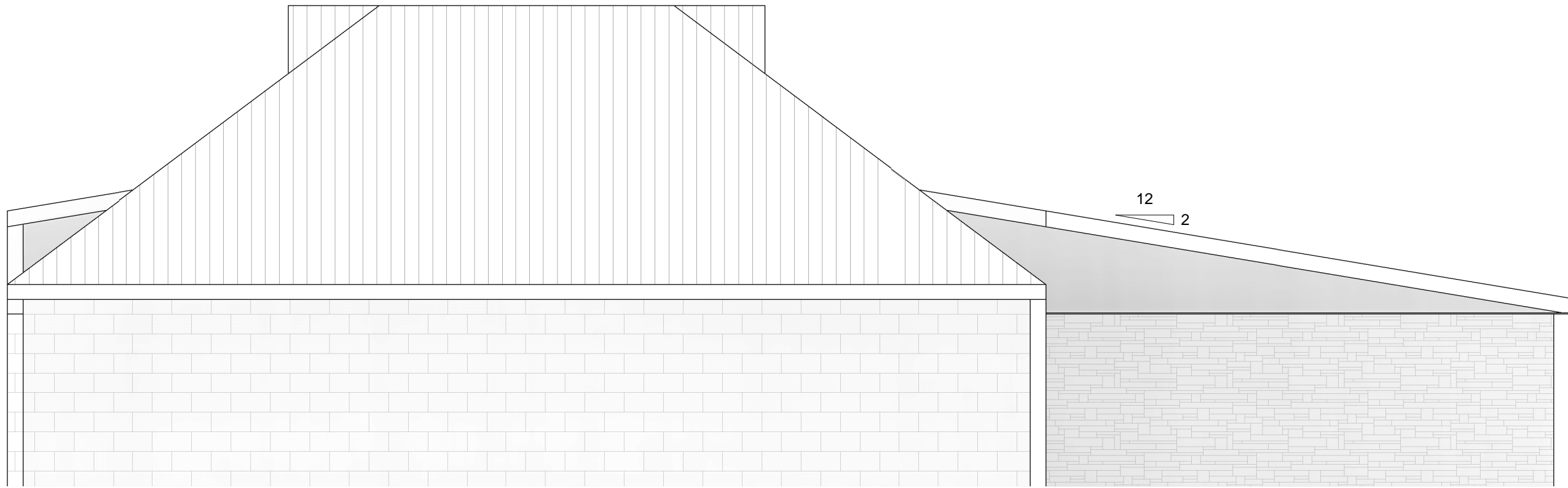
EXTERIOR
ELEVATIONS

SHEET NUMBER

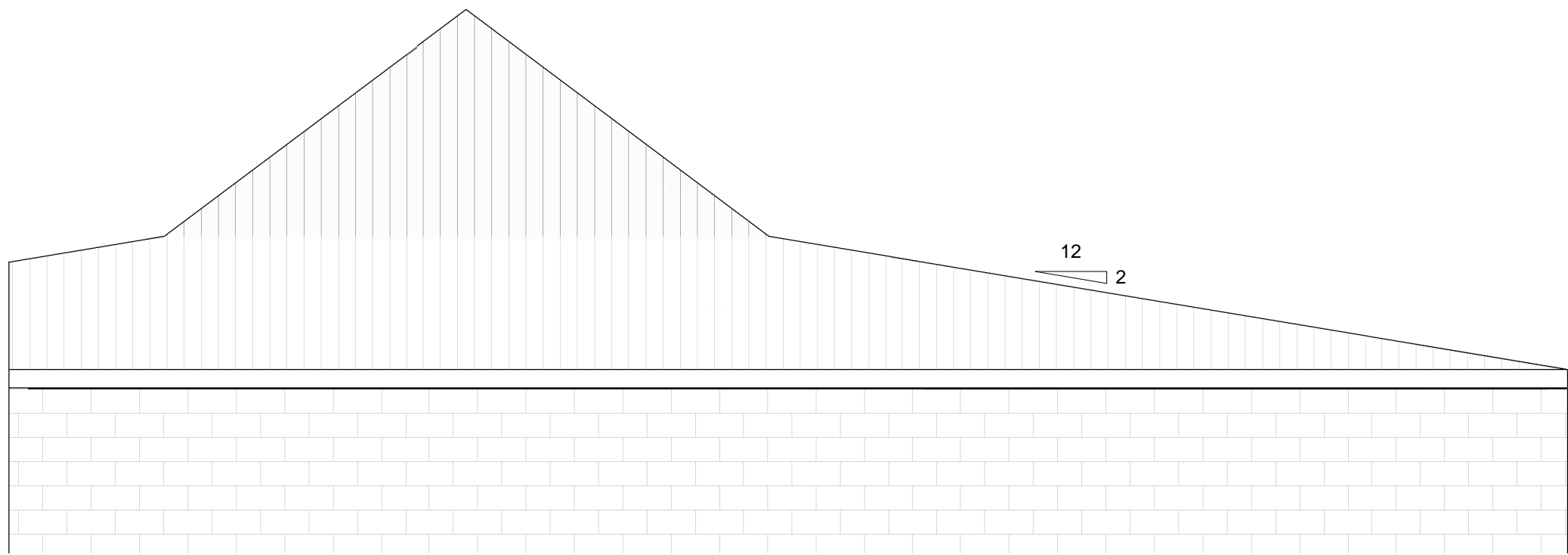
A2.1



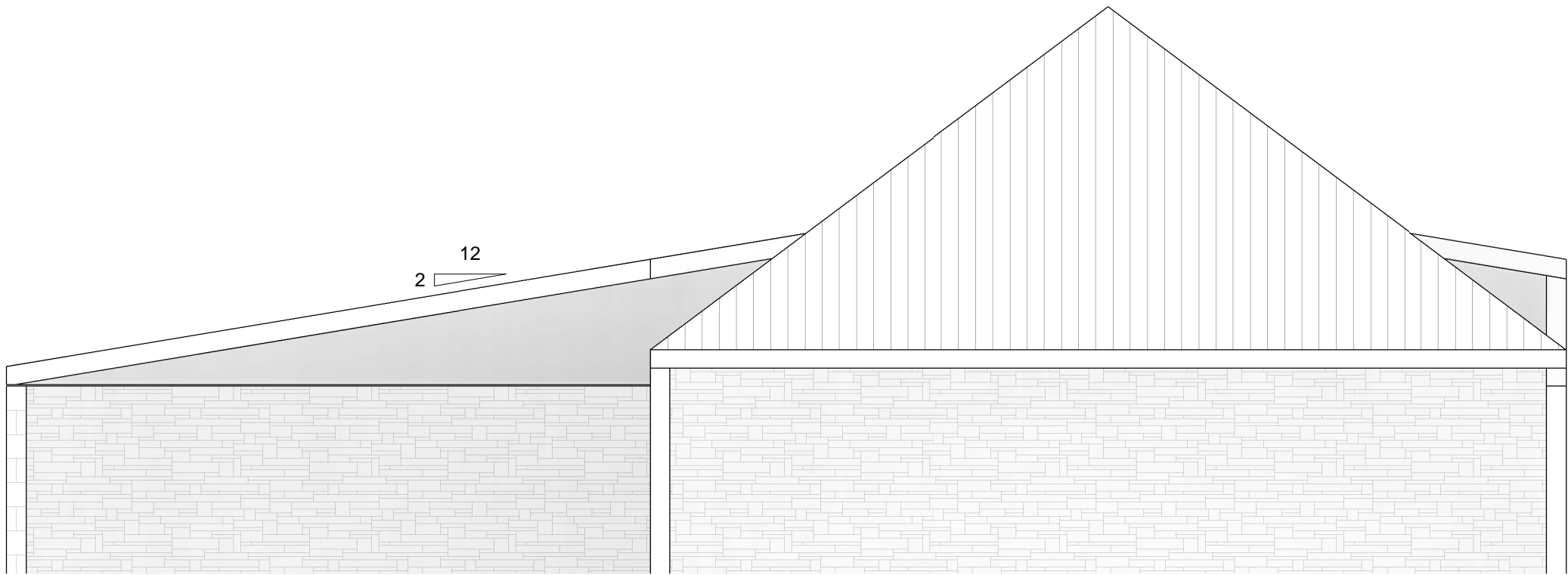
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



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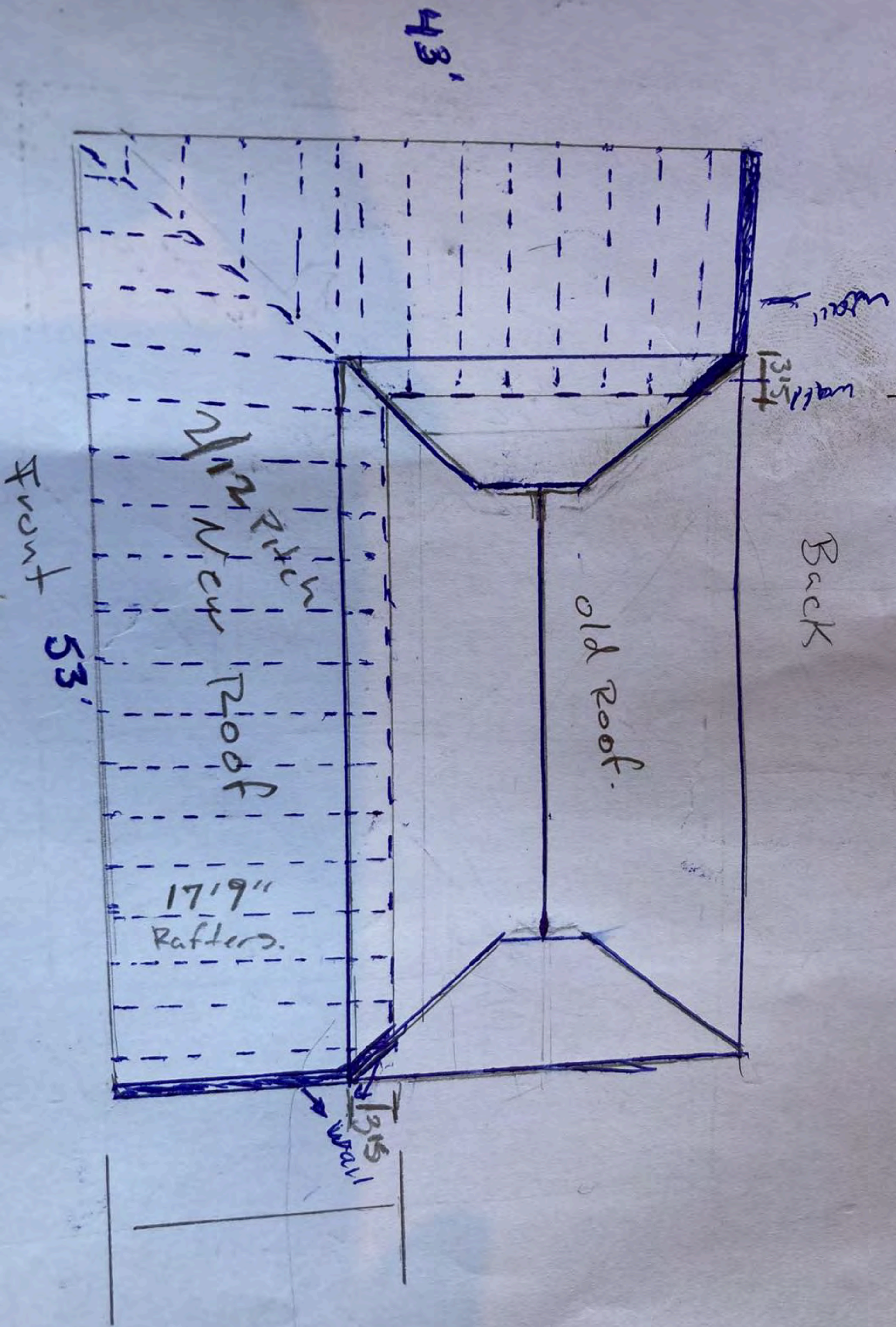
07.25.2022

SHEET NAME

EXTERIOR
ELEVATIONS

SHEET NUMBER

A2.2



Mark White

Legacy Home Improvements

7/19/2022 | 23 Photos



Photos

Section 1

1



Project: 130 King William St
Date: 2/18/2022, 2:04pm
Creator: Mark White

2



Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

3



Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

4



Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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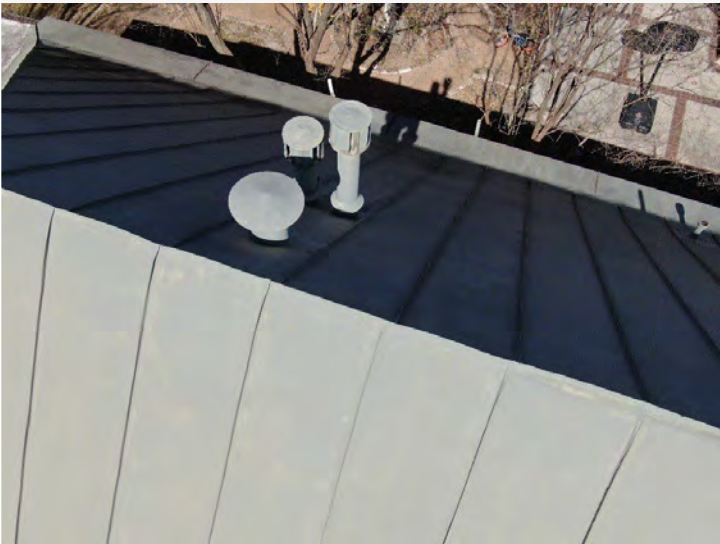
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Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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Project: 130 King William St
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Creator: Mark White

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Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

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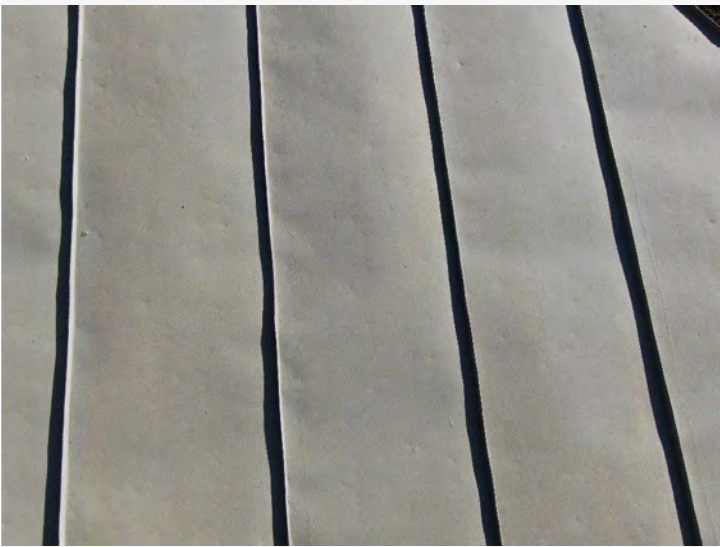
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Creator: Mark White

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Date: 2/20/2022, 10:41am
Creator: Mark White

16



Project: 130 King William St
Date: 2/20/2022, 10:41am
Creator: Mark White

17



Mar 25, 2022 at 10:49:22 AM
29.416676° N 98.490873° W

Project: 130 King William St
Date: 3/25/2022, 10:49am
Creator: Mark White

18



Mar 25, 2022 at 10:55:52 AM
29.416621° N 98.490878° W

Project: 130 King William St
Date: 3/25/2022, 10:55am
Creator: Mark White

19



Project: 130 King William St
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Creator: Mark White

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Project: 130 King William St
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Creator: Mark White

21



Project: 130 King William St
Date: 3/25/2022, 10:56am
Creator: Mark White

22



Project: 130 King William St
Date: 3/25/2022, 11:04am
Creator: Mark White

23



Project: 130 King William St
Date: 3/25/2022, 11:04am
Creator: Mark White























































130 King William Street
San Antonio, Texas 78204
210-223-1140
saalm@saalm.org

August 11, 2022

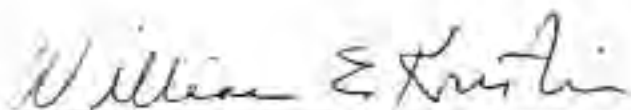
Historic Design and Review Commission

Dear Commission Members:

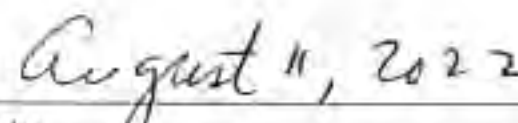
The San Antonio Art League and Museum (SAALM) respectfully requests that the Commission approve its proposed plan for replacement of the roof at 130 King William St. The plan includes replacing the current flat roof which covers the veranda with a slightly pitched roof covered with metal instead of the current composition roofing material.

The main reason for adding the pitch to the roof is to prevent water leakage which has occurred in the past where the pitched metal roof joins the flat composition roof. In addition, the change in pitch will allow the entire roof on that section of the building to be covered with metal. This will make the look of the roof more aesthetically pleasing and historically consistent and will greatly extend the lifetime of the roof on that portion. We believe that the minor modification will not significantly alter the appearance of the historic building, especially from a viewing angle on the ground level.

Thank you for consideration of our request in this matter.



William E. Kurtin
Treasurer
San Antonio Art League and Museum



Date



8206 Roughrider Dr. #104 San Antonio, TX 78239

San Antonio License # H922492

08/10//2022

We received the recommendation yesterday that: That the pitch of the roof remains unchanged when the new roof is installed **or include a low enough profile as to not be visible from the public right-of-way.** We are pleased to provide additional supporting information that shows that our proposal does meet that criteria.

To quell any potential concern of there being a noticeable change in aesthetic due to the proposed pitch change at 130 King William, we took photos on 8/9/2022 from about 9ft high. (I'm 6'1" then fully extended my arms up as high as possible) from various locations around the property. As you can see, the bottom ½ of the more than 12' high crown portion of the roof is completely invisible in some photos taken from across the street, and in the photos taken closer or on the property, the crown cannot even be seen at all.

To achieve our minimal pitch change across the 10' flat roof span, we will start our pitch decline from just 20" inches (less than 1 foot) above the current base which would obviously decline toward the eave from there. This minimal change would provide much needed positive drainage and peace of mind for the museum, while remaining completely invisible and non-noticeable from street level, with many feet to spare in that regard. This will undoubtedly meet the committee's requirement to include a low enough profile as to not be visible from the public right-of-way.

We thank you in advance for your consideration.

Mark White
Legacy Home Improvements-Owner
210-900-3349
mwhite@legacytx.com





































































