HISTORIC AND DESIGN REVIEW COMMISSION
December 02, 2026

HDRC CASE NO:	**2026-318**
ADDRESS:	241 KING WILLIAM
LEGAL DESCRIPTION:	NCB 739 BLK 2 LOT 19 20 & 21
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Christina Berlanga/Don B. McDonald Architects
OWNER:	Xavier Schelling/DEL ALCAZAR XAVIER SCHELLING
TYPE OF WORK:	Porch enclosure, window and door opening modifications, guardrail and shutters installation
APPLICATION RECEIVED:	November 12, 2026
60-DAY REVIEW:	January 11, 2027
CASE MANAGER:	Adrian Gallegos

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose the existing first and second floor porches at the rear of the primary structure.
2. Infill one existing door opening on the north elevation of the primary structure.
3. Convert an existing historic window opening on a recessed, south-facing wall of the rear service wing into a doorway and install new wood steps and landing.
4. Replace non-original first-floor parlor doors and deteriorated third-floor terrace doors with new solid wood and glass doors.
5. Install new operable wood shutters on the primary structure.
6. Install a black metal guardrail behind the existing historic wood railing on the third floor of the primary structure.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting0 should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*— Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*— Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS

i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 241 King William Street is a two and a half story single-family residence constructed c. 1878. The structure first appears on the 1896 Sanborn maps and is more commonly known as the Joske House. It is constructed in the Neoclassical style and features brick masonry, first and second floor wraparound porches, and a wood shake shingle roof. The structure is contributing to the King William Historic District.
b. ADMINISTRATIVE SCOPES OF WORK – The applicant is requesting to replace all portions of the existing roof on the primary structure and to repair or replace deteriorated wood decking and framing in kind. The existing wood shake roof of the primary structure will be replaced in kind with a new wallaba wood shake shingle roof that will match in material, profile and dimensions. The standing seam metal roof will be replaced in kind with a new standing seam galvalume roof adhering to OHP specifications. The flat metal roof that is not visible from the public right-of-way will be replaced with a TPO roofing membrane. Staff finds these scopes of work to be eligible for administrative approval.
c. EXTERIOR MODIFICATIONS (PORCH ENCLOSURES) – the applicant is requesting approval to remove the existing lattices and enclose the first and second-floor porches at the rear of the primary structure, with the infill set behind the columns. Guideline 7.B.ii for Exterior Maintenance and Alterations states that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. The applicant is proposing to install horizontal tongue-and-groove penny gap wood siding, mahogany windows and entry doors that will be set behind the existing columns and in a manner that will be reversible in the future without damage to the historic structure. Original porch elements will remain discernible. Staff finds the request to be generally appropriate.
d. EXTERIOR MODIFICATIONS (DOOR INFILL) – the applicant is requesting approval to infill an existing rear door entryway on the north elevation of the primary structure using a lime-based stucco plaster that matches the rendering of the adjacent wall, while salvaging the historic wood door and transom assembly for relocation to the south elevation. The applicant has noted that the infilled section will be recessed slightly from the adjacent wall plane so the former opening remains legible. While Guideline 6.A.i for Exterior Maintenance and Alterations states to avoid filling in historic door or window openings, the existing doorway is located on a secondary rear service elevation and is not visible from the public right-of-way. Staff finds the proposed door infill to be generally appropriate, provided the infilled section is recessed between ½ and 1 inch from the surrounding wall plane and that any existing sill or lintel detailing remains preserved and visible from the exterior.
e. FENESTRATION MODIFICATIONS (WINDOW CONVERSION) – the applicant is requesting approval to convert an existing historic window opening on a recessed, south-facing wall of the rear service wing into a doorway, reusing the salvaged historic wood door and transom assembly from the north elevation, and install new wood steps and landing. While Guideline 6.A.i for Exterior Maintenance and Alterations states to preserve existing window and door openings, the target opening is located on a secondary rear wing, is set back behind a projecting masonry bay, and has minimal visibility from the public right-of-way from King William Street. Staff finds the proposed fenestration modification to be generally appropriate, provided the applicant reuses the entire historic door and transom assembly and ensures the new exterior wood steps are constructed in a manner that minimizes anchoring into the historic masonry.
f. EXTERIOR MODIFICATIONS (SHUTTER INSTALLATION) – the applicant is requesting approval to install operable solid wood shutters. Guideline 6.B.x for Exterior Maintenance and Alterations states to incorporate shutters where appropriate to the architectural style of the house, and that they should match the height and width of the window opening. Additionally, Guideline 6.B.x states to avoid mounting shutters directly onto any historic wall material. Operable louvered wood shutters are a common feature of the Neoclassical structures of the time period. Furthermore, the proposed shutters will fully cover each opening and be mounted with all hardware directly onto the window trim and not directly on the historic masonry of the primary structure. Staff finds the proposed shutter installation consistent with the Guidelines provided all windows and trim are retained in situ.
g. EXTERIOR MODIFICATIONS (WINDOWS & DOORS): MATERIALS – The applicant is proposing to install mahogany windows and doors on the proposed porch enclosures and to replace non-original first-floor parlor doors and deteriorated third-floor terrace doors with new solid wood and glass doors. At this time, the applicant has not provided final material specifications for the proposed wood windows or exterior doors. Staff finds the wood windows as proposed for the enclosure to be appropriate. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An

alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Window and door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

h. EXTERIOR MODIFICATIONS (THIRD FLOOR GUARDRAIL INSTALLATION) – the applicant is requesting approval to install a new black metal guardrail behind the existing historic wood balustrade on the third-floor roof deck of the primary structure to meet modern life-safety code height requirements. While the *Historic Design Guidelines* do not specifically address supplemental guardrails, general preservation principles favor solutions that retain historic features intact while accommodating necessary safety upgrades. Installing the new guardrail behind the historic wood balustrade preserves the original balustrade without alteration, and the simple design and black finish allow the new railing to remain visually subordinate from the public right-of-way. Staff finds the proposed guardrail installation to be generally appropriate, provided it features a non-reflective matte black finish and is anchored into the roof deck framing rather than attached directly to the historic wood balustrade.

RECOMMENDATION:

Item 1 – Staff recommends approval of Item 1 based on findings c and g with the following stipulations:

i. That the footprint and dimensions of the existing porch and balcony remain unchanged. The enclosure should not exceed the original footprint of the structure and must be recessed behind the existing columns as noted in the application documents.

ii. That all original wood elements, such as columns, exposed beams, and the second-floor west balustrade be maintained and remain visible, and that any removed railing sections on the north elevation be salvaged and stored on site.

iii. That wood siding or horizontal tongue-and-groove wood siding be used as an exterior cladding material, resulting in a space that continues to read as a porch element.

iv. That the applicant submit specifications for windows and doors for the enclosure for review. Windows should be consistent with the adopted policy guide as noted in finding g. The applicant should install fully wood windows that meet staff's standard window stipulations and submit updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2 – Staff recommends approval of Item 2 based on finding d with the following stipulations:

i. That the infilled section is recessed between ½ and 1 inch from the surrounding wall plane.

ii. That any existing sill or lintel detailing remains preserved and visible from the exterior.

Item 3 – Staff recommends approval of Item 3 based on finding e with the following stipulations:

i. That the applicant reuses the entire historic door and transom assembly from the north elevation as proposed.

ii. That the new exterior wood steps are constructed in a manner that minimizes anchoring into the historic masonry.

Item 4 – Staff recommends approval of Item 4 based on finding g with the following stipulation:

i. That the applicant submits to staff all door specifications for review prior to issuance of a Certificate of Appropriateness.

Item 5 – Staff recommends approval of Item 5 based on finding f with the following stipulation:

i. That the proposed shutters be fully operable, cover each window opening in its entirety, and be mounted with all hardware directly onto the window trim and not directly on the historic siding of the primary structure.

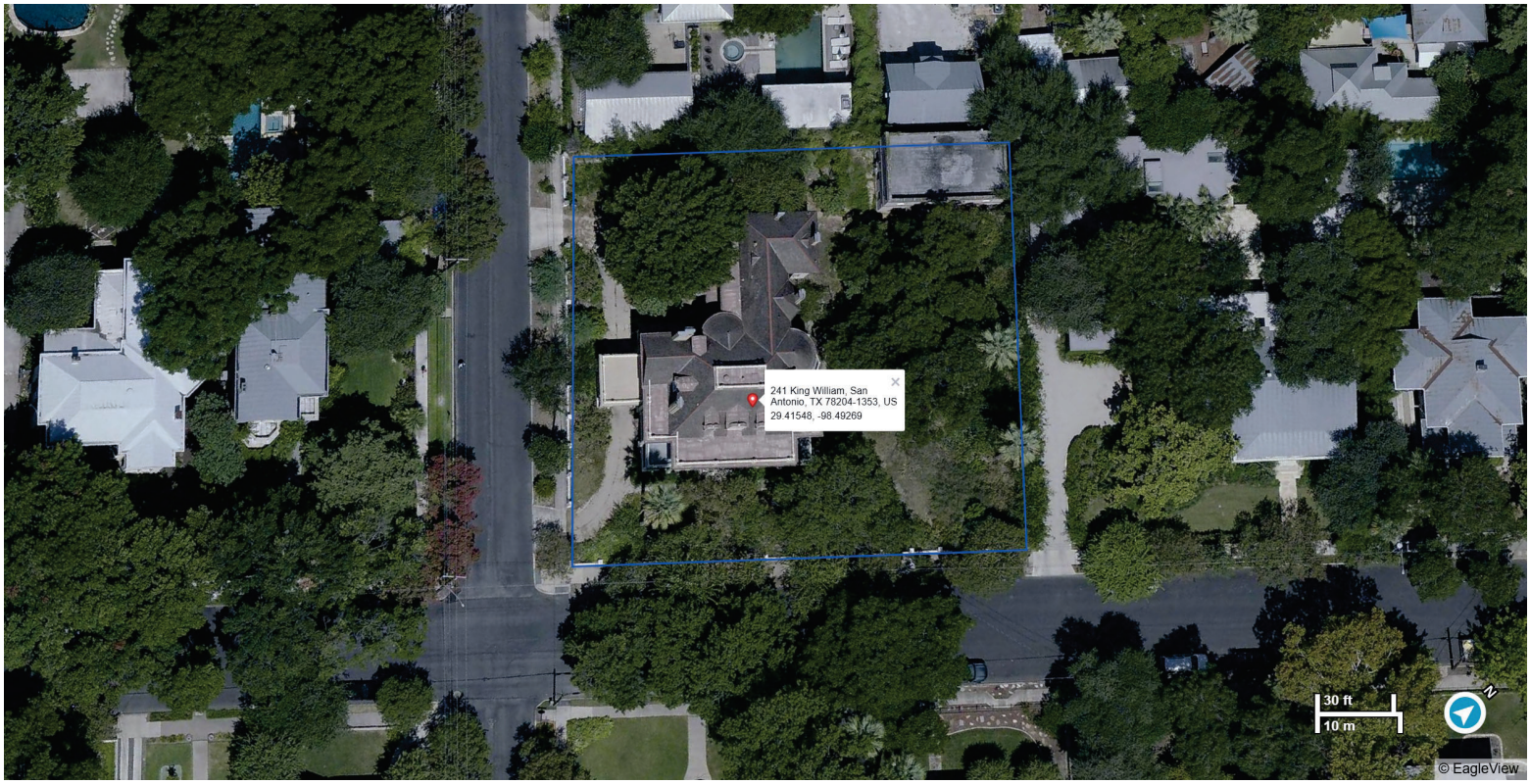
ii. That all existing windows and trim be retained in situ.

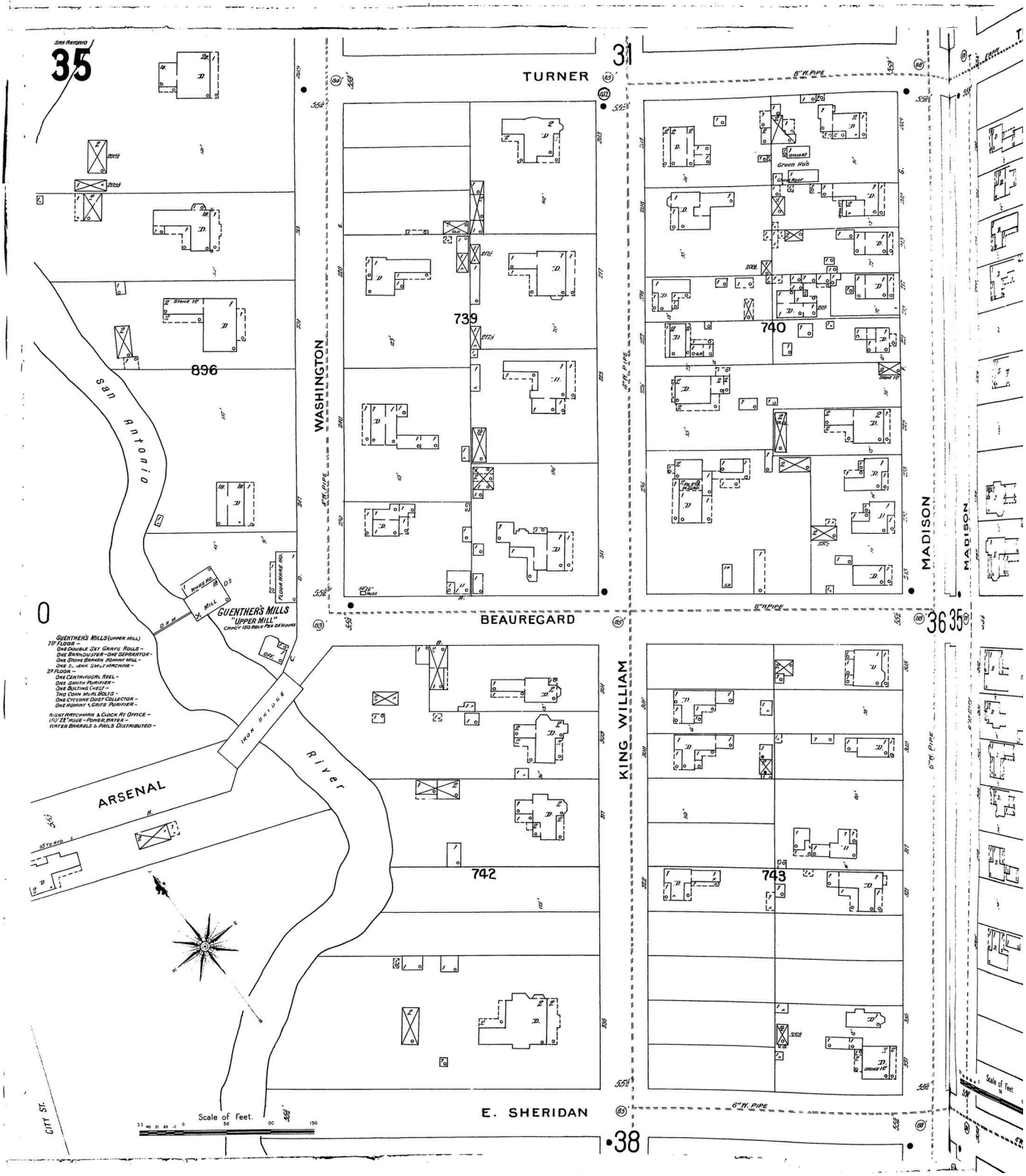
Item 6 – Staff recommends approval of Item 6 based on finding h with the following stipulation:

i. The proposed metal railing features a non-reflective matte black finish and is anchored into the roof deck framing rather than attached directly to the historic wood balustrade.

EagleviewImage241 King William

Captured: Jun 16, 2026




SAN ANTONIO
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E. SHERIDAN
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WASHINGTON
KING WILLIAM
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San Antonio
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ARSENAL
CITY ST.
GUENTHER'S MILLS
"UPPER MILL"
Scale of Feet.
Scale of Feet.
6"W. PIPE
4"W. PIPE
6"W. PIPE
6"W. PIPE

Joske Residence – HDRC Submission

Address: 241 King William Street, San Antonio, Texas 78204
District: King William Historic District
Owner: Erica Maloney & Xavi Schelling
Applicant: Don B. McDonald Architects

PROJECT SUMMARY

The project rehabilitates the residence for continued residential use. It adapts the existing lattice-screened porches on the west elevation to interior space, replaces deteriorated roofing, makes targeted door and railing improvements, and retains historic fabric wherever possible. Proposed infill is designed to be reversible, and character-defining features (columns, railings, balustrades, door and window trim) are retained in place.

Materials and Finishes: Material and finish specifications are provided for each item. All new windows and doors will be constructed of mahogany and painted to complement the historic character of the house. New glazing will consist of clear, uncoated insulated glass. All new wood elements will receive an exterior-grade primer and paint finish, with colors selected to match the existing paint. Existing exterior woodwork will be rehabilitated and retained wherever possible; rotted or damaged elements will be replaced in kind, matching the original design, profile, and dimensions. Deteriorated masonry will be strategically repointed as needed.

REQUESTS

Item 1 – Roof Replacement

- **Wood Shake Roof:** Replace the deteriorated wood shake roofing with wallaba wood shingles, matching the existing exposure, and profile as closely as possible.
- **Standing Seam Metal Roof:** Replace the deteriorated standing seam roofing with hand-crimped, 24-gauge standing seam metal in a standard Galvalume finish, matching the existing panel width, seam height, and ridge detail.
- **Low-Slope Metal Roof:** Replace the deteriorated flat metal roofing with a 60-mil gray TPO membrane. The low-slope roof is not visible from the public right-of-way.
- **Decking and Framing:** Repair or replace deteriorated wood decking and framing in kind as needed. The roof form, eaves, and trim details remain unchanged.

Item 2 – First Floor: Existing Porch Enclosure

- **General:** Remove the lattice and infill between the existing columns. The infill is set behind the face of the existing columns, with trim aligned to the column lines that reflects the former lattice divisions. This is intended to make the porch usable interior space, and the siding is intended to read as new, differentiated infill. The infill is attached so it can be removed in the future without damage to historic fabric.
- **North Wall:** Infill with painted horizontal tongue-and-groove penny-gap wood siding, retaining the existing horizontal architectural detailing. This wall faces the rear neighboring property and is not visible from the public right-of-way.
- **West Wall (Stair Access):** Infill with painted horizontal tongue-and-groove penny-gap wood siding, with a new painted mahogany and glass entry door at the existing lattice door location.
- **Curved Porch:** Install fixed painted mahogany windows with clear glass above the railing, with painted vertical wood board infill below. The windows bring back the original intent of the space, where windows were historically attached to the interior of the lattice.
- **South Side:** A new painted mahogany door is placed in a new infill wall, shifted to allow for door clearance. This second entry door is not visible from the street.
- **Retained:** The existing columns, porch structure, and entry stair are retained.

Item 3 – Second Floor: Existing Porch Enclosure

- **West Wall:** Remove the lattice. Install new painted mahogany windows above the railing, set inside the existing railing so that the columns, balustrade, and railing remain intact and visible.
- **North Wall:** Remove the lattice and railing between the existing columns and infill with painted horizontal tongue-and-groove penny-gap wood siding, preserving the existing stair. The columns remain, and the removed railing is salvaged and stored on site so the enclosure can be reversed. This wall faces the rear neighboring property and is not visible from the public right-of-way.

Item 4 – New Wood Shutters

- Shutters: To provide privacy and allow flexibility in the bedroom layout, install new painted louvered solid wood shutters. The shutters are sized to fully cover each opening and are mounted on operable hinges and hardware set into the window trim, not directly on historic wall material.
- **Retained:** The existing windows and trim are retained.

Item 5 – First Floor: Relocation of Historic Door Assembly

- **Relocation:** Salvage the historic door jamb, transom, and trim from the kitchen north elevation and reinstall them on the kitchen south elevation, in place of an existing window. Install a new painted mahogany door leaf in the relocated jamb. The removed window is documented, salvaged, and stored on site.
- **Former Opening:** The former door opening on the north elevation is infilled with lime-based stucco matching the existing texture and color, recessed slightly from the adjacent wall plane so the former opening remains legible. The existing concrete steps on the north wall are to be demolished.
- **Landing and Steps:** Add a new painted wood landing and steps on pressure-treated framing at the relocated door to meet the existing grade.
- **Visibility:** The new door location is not visible from the public right-of-way. Original materials are reused rather than discarded.

Item 6 – Door Leaf Replacements

- **First Floor Parlor Door:** The existing curved transom, jamb, and trim are retained. The non-original door is replaced with a new painted mahogany double door with clear glass, configured to match the existing screen door.
- **Third Floor Terrace Access Doors:** Two original wood doors have water damage beyond repair and are to be replaced with new painted mahogany and glass doors with similar design. The existing jambs and trim are retained.

Item 7 – Third Floor: New Guardrail

- **Guardrail:** Install a new iron guardrail with a black powder-coat finish, set behind the existing wood railing and balustrade to provide a 42” guard height for life safety. Its slim, contemporary profile is intended to recede visually behind the historic railing.
- **Retained:** The historic railing is retained and repaired in place, with loose connections re-secured as needed; the new guardrail is anchored to the floor structure and is not fastened to the historic railing or balustrade.

EXISTING CONDITIONS
ITEM 1: ROOF REPLACEMENT





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DON R MCDONALD
ARCHITECTS

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San Antonio, Texas 78204

REVISIONS DATE

JOB NO. 25JOS
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CHECKED CS

11/12/2026

EXISTING CONDITIONS
ITEM 2: 1ST FLOOR PORCH ENCLOSURE





HISTORIC PHOTOS
PRE- 1985 RENOVATION





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San Antonio, Texas 78204

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EXISTING CONDITIONS
ITEM 3: 2ND FLOOR PORCH ENCLOSURE









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ARCHITECTS

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EXISTING CONDITIONS
ITEM 4: NEW WOOD SHUTTERS







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(210) 735-5512

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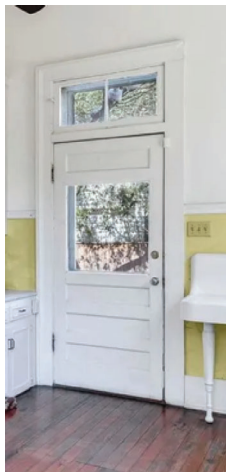
EXISTING CONDITIONS
ITEM 5: DOOR UNIT RELOCATION







HISTORIC PHOTOS
PRE- 1985 RENOVATION





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EXISTING CONDITIONS
ITEM 6: DOOR LEAF REPLACEMENTS









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EXISTING CONDITIONS
ITEM 6: THIRD FLOOR GUARDRAIL







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DRAWING INDEX

G1.1 Cover Page/Drawing Index
Existing Conditions Photos

Plans

A1.2 Roof Plan
A1.3 Floor Plan - First
A1.4 Floor Plan - Second
A1.5 Floor Plan - Third Floor

Elevations

A2.1 Building Elevations - North & East
A2.2 Building Elevations - South & West

Sections

A3.1 Wall Sections

Details

A5.1 New Exterior Door and Window Details

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REQUESTS

Final Approval

Item 1: Roof Replacement

- Replace the deteriorated roofing in kind across all three roof types.
- Page Reference: A1.2, a1.5, a2.1, a2.2

Item 2: First Floor Porch Enclosure

- Enclosed the existing first floor porch with painted wood siding and fixed glazing, adding a new glass door and keeping the existing columns, porch structure, entry stair and horizontal detailing.
- Page Reference: a1.3, a2.1, a2.2, A3.1, A5.1

Item 3: Second Floor Porch Enclosure

- Enclose the existing second floor porch with wood windows above the railing and painted horizontal wood siding below it, keep the existing columns, balustrade, railing and stair.
- Page Reference: a1.2, a2.1, a2.2, A3.1, A5.1

Item 4: New Wood Shutters

- Install new painted, fully operable wood shutters to provide privacy and accommodate the interior room layout, keeping all existing windows and trim.
- Page Reference: a2.1, a2.2, A3.1, A5.1

Item 5: Relocation of Historic Door Assembly

- Move the historic kitchen door assembly from the north elevation to an existing window opening on the south elevation, infill the former opening with stucco, and add a new wood landing and steps.
- Page Reference: a1.3, a2.1, A5.1

Item 6: Door Leaf Replacements

- Replace a non-original first floor door with a pair of wood and glass doors, and replace two water-damaged third floor doors with new wood and glass doors.
- Page Reference: a1.5, a2.1, a2.2, A5.1

Item 7: Third Floor Supplemental Guardrail

- Install a contemporary black color metal guardrail behind the existing historic wood railing to meet the required guard height.
- Page Reference: A1.2, a1.5, a2.1, a2.2

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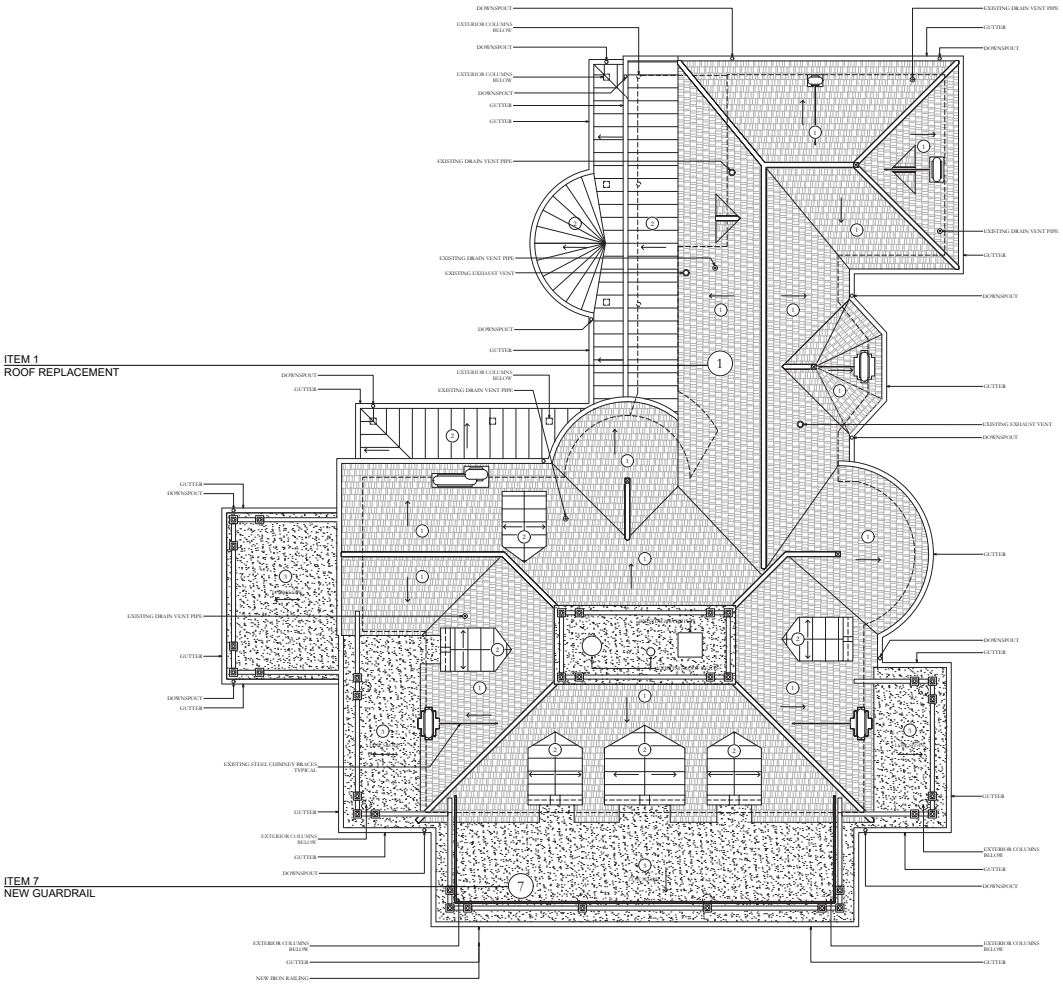

ROOF PLAN LEGEND	
1	NEW WOOD SHINGLES (REPLACE EXISTING) STANDING SEAM ACCESSORY
2	NEW STANDING SEAM METAL (REPLACE EXISTING)
3	NEW TPO (ON TOP OF EXISTING FLAT METAL)

1 Roof Plan

Scale: 1/4"=1'-0"

NORTH

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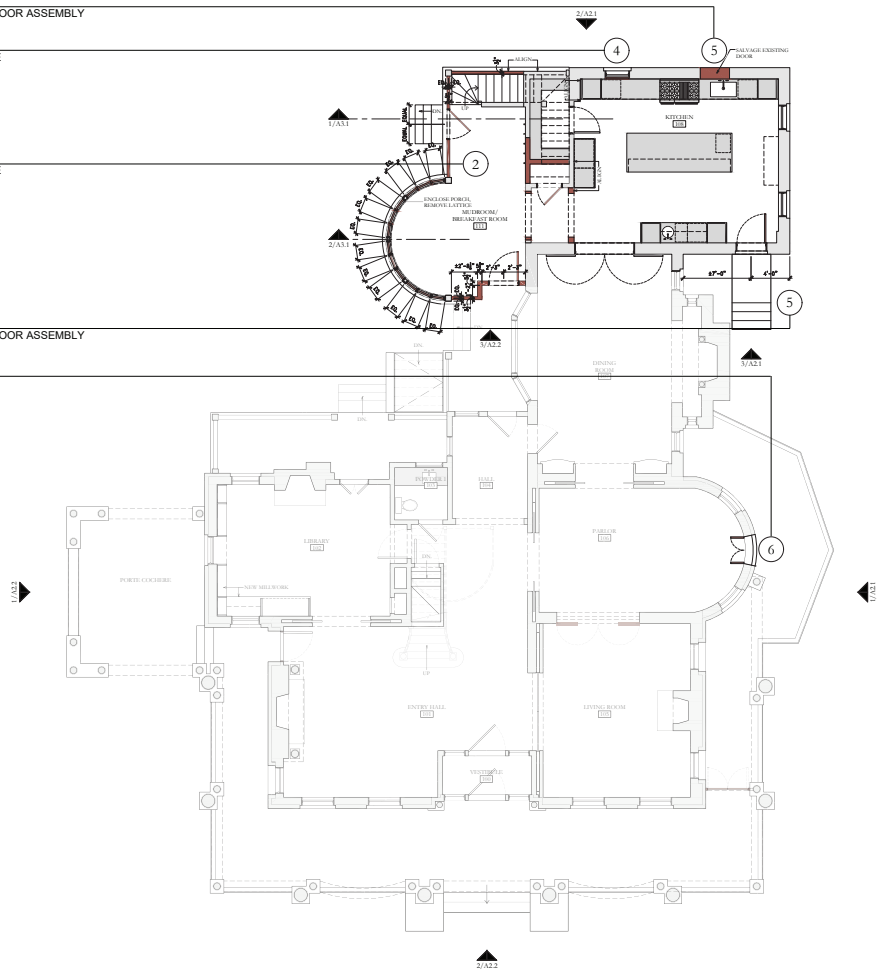
ITEM 5
RELOVATION OF HISTORIC DOOR ASSEMBLY

ITEM 2
EXITING PORCH ENCLOSURE

ITEM 2
EXITING PORCH ENCLOSURE

ITEM 5
RELOVATION OF HISTORIC DOOR ASSEMBLY

ITEM 6
DOOR LEAF REPLACEMENTS





1 Floor Plan - First Floor
Scale: 1/4"=1'-0"

NORTH

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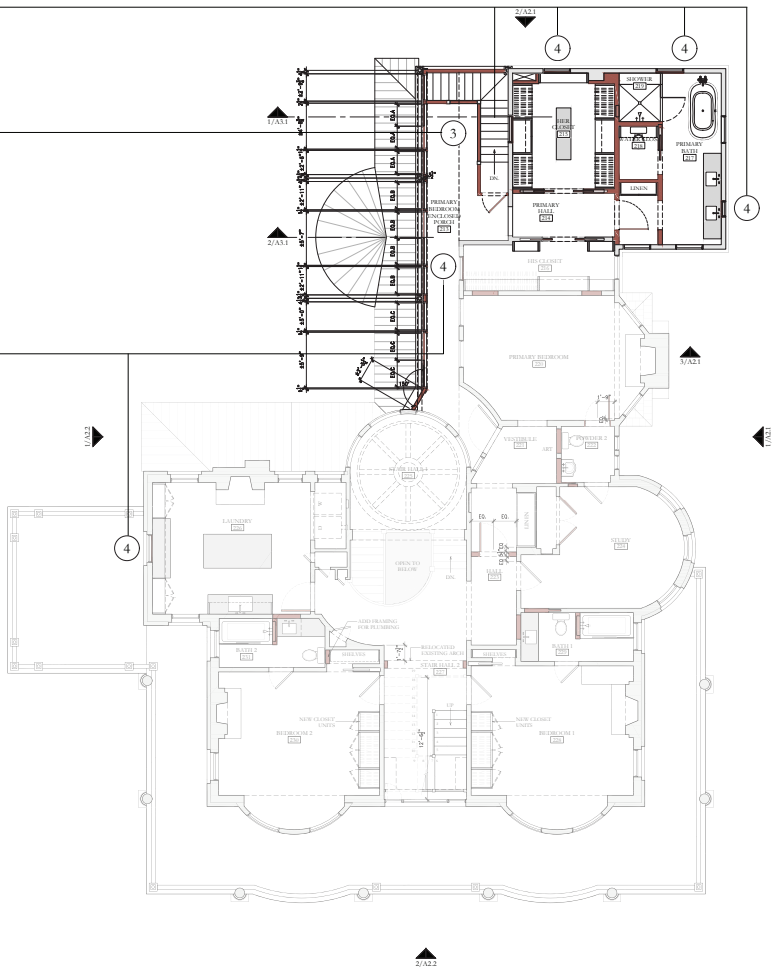
ITEM 4
NEW WOOD SHUTTERS

ITEM 3
EXISTING PORCH ENCLOSURE

ITEM 4
NEW WOOD SHUTTERS



WALL LEGEND

WALLS	
	EXISTING WALL
	NEW WALL

1 Floor Plan - Second Floor

Scale: 1/4"=1'-0"

NORTH

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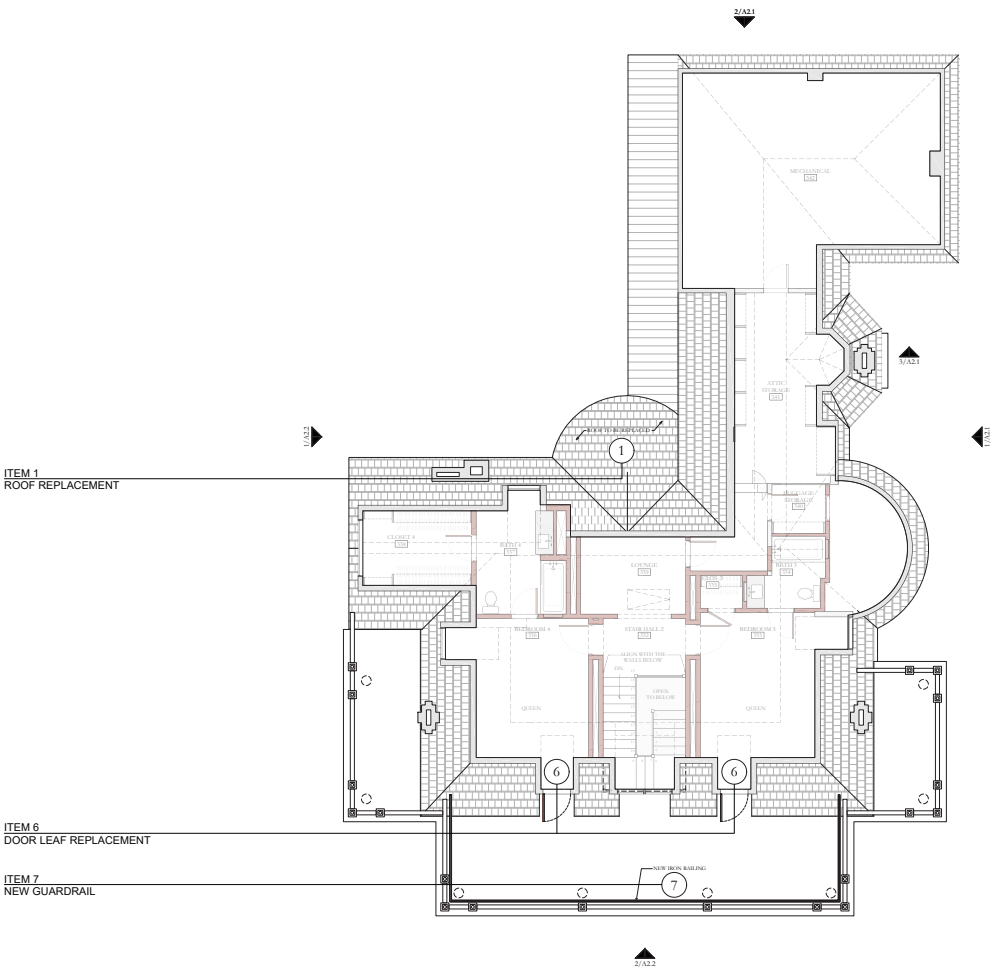

WALL LEGEND	
WALLS	
	EXISTING WALL
	NEW WALL

1 Floor Plan - Attic

Scale: 1/4"=1'-0"

NORTH

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ITEM 1
ROOF REPLACEMENT

ITEM 4
NEW WOOD SHUTTERS

ITEM 3
EXISTING PORCH ENCLOSURE

ITEM 2
EXISTING PORCHE ENCLOSURE

ITEM 5
RELOCATION OF HISTORIC DOOR ASSEMBLY



2 North Building Elevation
Scale: 1/4"=1'-0"

ITEM 1
ROOF REPLACEMENT

ITEM 7
NEW GUARDRAIL

ITEM 4
NEW WOOD SHUTTERS

ITEM 6
DOOR LEAF REPLACEMENTS

ITEM 5
RELOCATION OF HISTORIC DOOR ASSEMBLY



1 East Building Elevation
Scale: 1/4"=1'-0"

3 South Building Elevation
Scale: 1/4"=1'-0"

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SCALE

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11/12/2020

ITEM 1
ROOF REPLACEMENT

ITEM 6
DOOR LEAF REPLACEMENTS

ITEM 7
NEW GUARDRAIL



2 South Building Elevation
Scale: 1/4"=1'-0"

ITEM 7
NEW GUARDRAIL

ITEM 1
ROOF REPLACEMENT

ITEM 4
NEW WOOD SHUTTERS

ITEM 3
EXISTING PORCH





ITEM 2
EXISTING PORCH

3 South Building Section/Elevation
Scale: 1/4"=1'-0"

1 West Building Elevation
Scale: 1/4"=1'-0"

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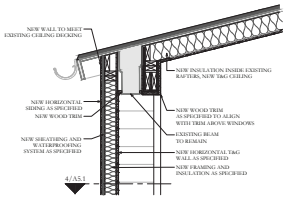
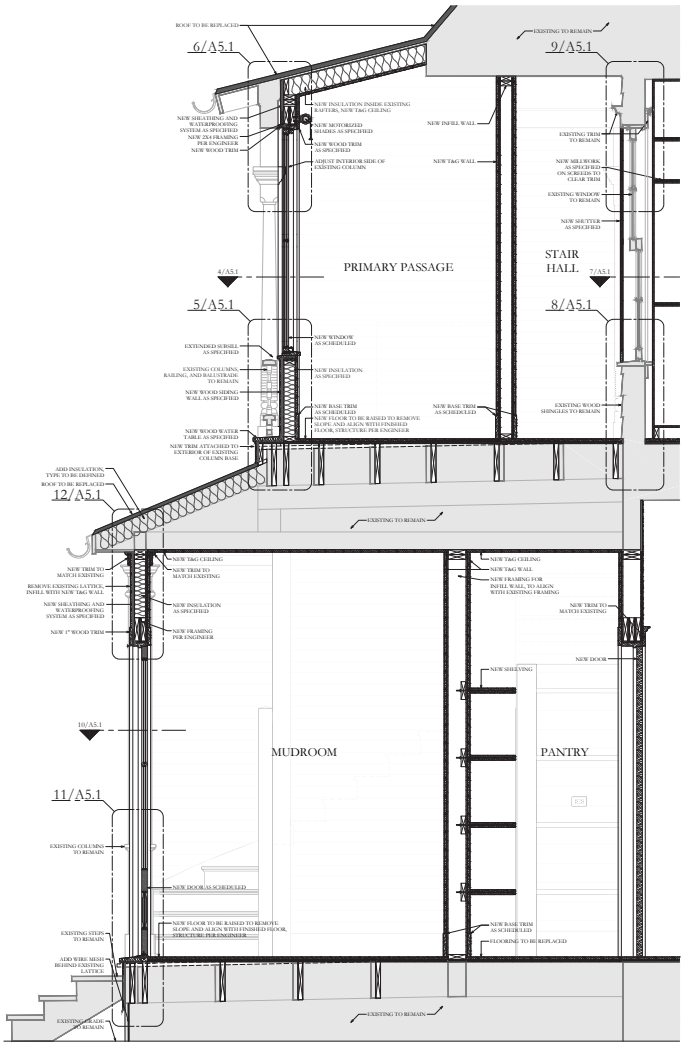


3 Wall Section - Enclosed Porch

Scale: 1"=1'-0"

2 Wall Section - Enclosed Porch, Breakfast Room

Scale: 1"=1'-0"



1 Wall Section - Enclosed Porch, Mudroom

Scale: 1"=1'-0"

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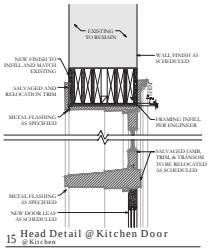
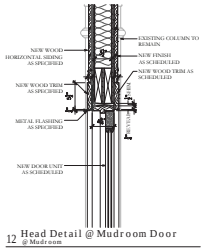
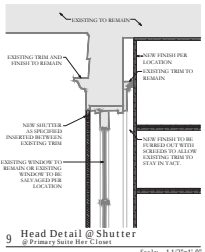


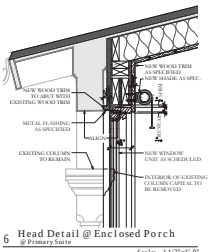
15 **Head Detail @ Kitchen Door**
@ Kitchen
Scale: 1 1/2"=1'-0"



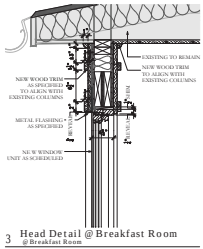
12 **Head Detail @ Mudroom Door**
@ Mudroom
Scale: 1 1/2"=1'-0"



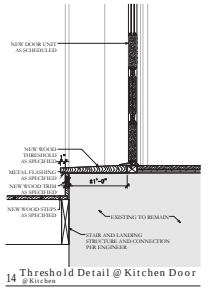
9 **Head Detail @ Shutter**
@ Primary Suite Her Closet
Scale: 1 1/2"=1'-0"



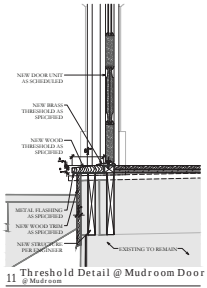
6 **Head Detail @ Enclosed Porch**
@ Primary Suite
Scale: 1 1/2"=1'-0"



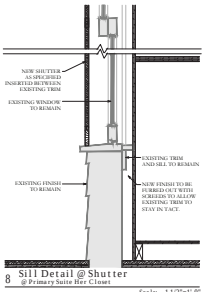
3 **Head Detail @ Breakfast Room**
@ Breakfast Room
Scale: 1 1/2"=1'-0"



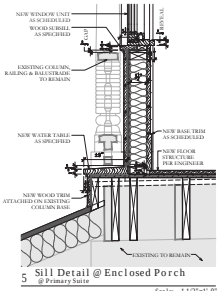
14 **Threshold Detail @ Kitchen Door**
@ Kitchen
Scale: 1 1/2"=1'-0"



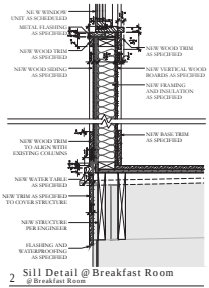
11 **Threshold Detail @ Mudroom Door**
@ Mudroom
Scale: 1 1/2"=1'-0"



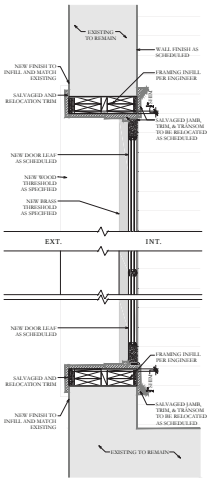
8 **Sill Detail @ Shutter**
@ Primary Suite Her Closet
Scale: 1 1/2"=1'-0"



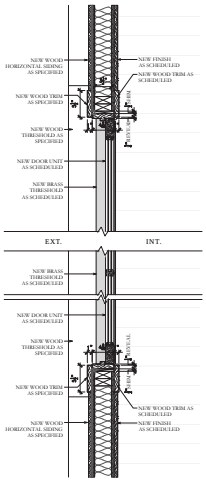
5 **Sill Detail @ Enclosed Porch**
@ Primary Suite
Scale: 1 1/2"=1'-0"



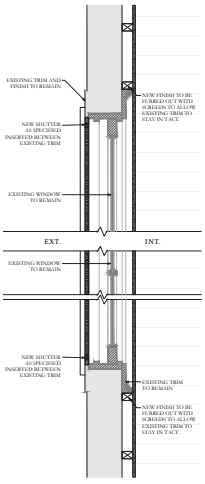
2 **Sill Detail @ Breakfast Room**
@ Breakfast Room
Scale: 1 1/2"=1'-0"



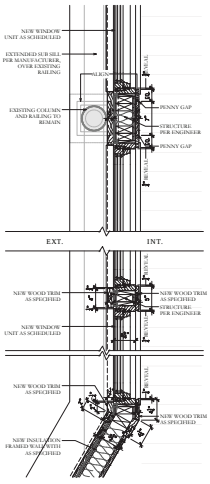
13 **Jamb Detail @ Kitchen Door**
@ Kitchen
Scale: 1 1/2"=1'-0"



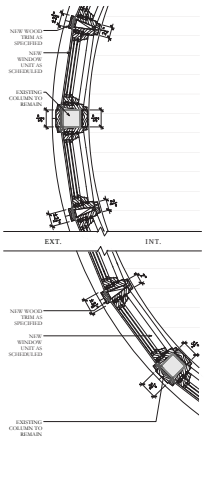
10 **Jamb Detail @ Mudroom Door**
@ Mudroom
Scale: 1 1/2"=1'-0"



7 **Jamb Detail @ Shutter**
@ Primary Suite Her Closet
Scale: 1 1/2"=1'-0"



4 **Jamb Detail @ Enclosed Porch**
@ Primary Suite
Scale: 1 1/2"=1'-0"



1 **Jamb Detail @ Breakfast Room**
@ Breakfast Room
Scale: 1 1/2"=1'-0"

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DRAWN BY: MH
CHECKED BY: DR
SCALE: AS NOTED

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