

## HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 25

**HDRC CASE NO:** 2016-216  
**ADDRESS:** 614 E CARSON  
**LEGAL DESCRIPTION:** NCB 1264 BLK 3 LOT 4  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Todd Mernin  
**OWNER:** Todd Mernin  
**TYPE OF WORK:** Roofing  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing asphalt shingle roof at 614 E Carson with a new standing seam metal roof. The applicant has proposed to install a colored roof which is noted to be “Patina Green”.

### APPLICABLE CITATIONS:

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

### 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.
- 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.

### FINDINGS:

- a. The house at 614 E Carson was constructed circa 1900, is of the Folk Victorian architecture style and currently features an asphalt shingle roof. The applicant has requested to replace the existing asphalt shingle roof at 614 E Carson with a new standing seam metal roof. The applicant has proposed to install a colored roof which is noted to be “Patina Green”.
- b. According to the Guidelines for Exterior Maintenance and Alterations, metal roofs are to be used on structures where a metal roof is appropriate for the style or construction period. The installation of a standing seam metal roof on this structure is appropriate and consistent with the Guidelines.
- c. In regards to the proposed color of “Patina Green”, the Historic Design Guidelines Checklist for Metal roofs notes that panels that are 18 to 21 inches in width should be used, that seams are 1 to 2 inches in height, that a crimped ridge seam that’s historically appropriate be used, that a low profile ridge cap be used and that a galvalume finish be used; manufacturer’s colors are not recommended.

### RECOMMENDATION:

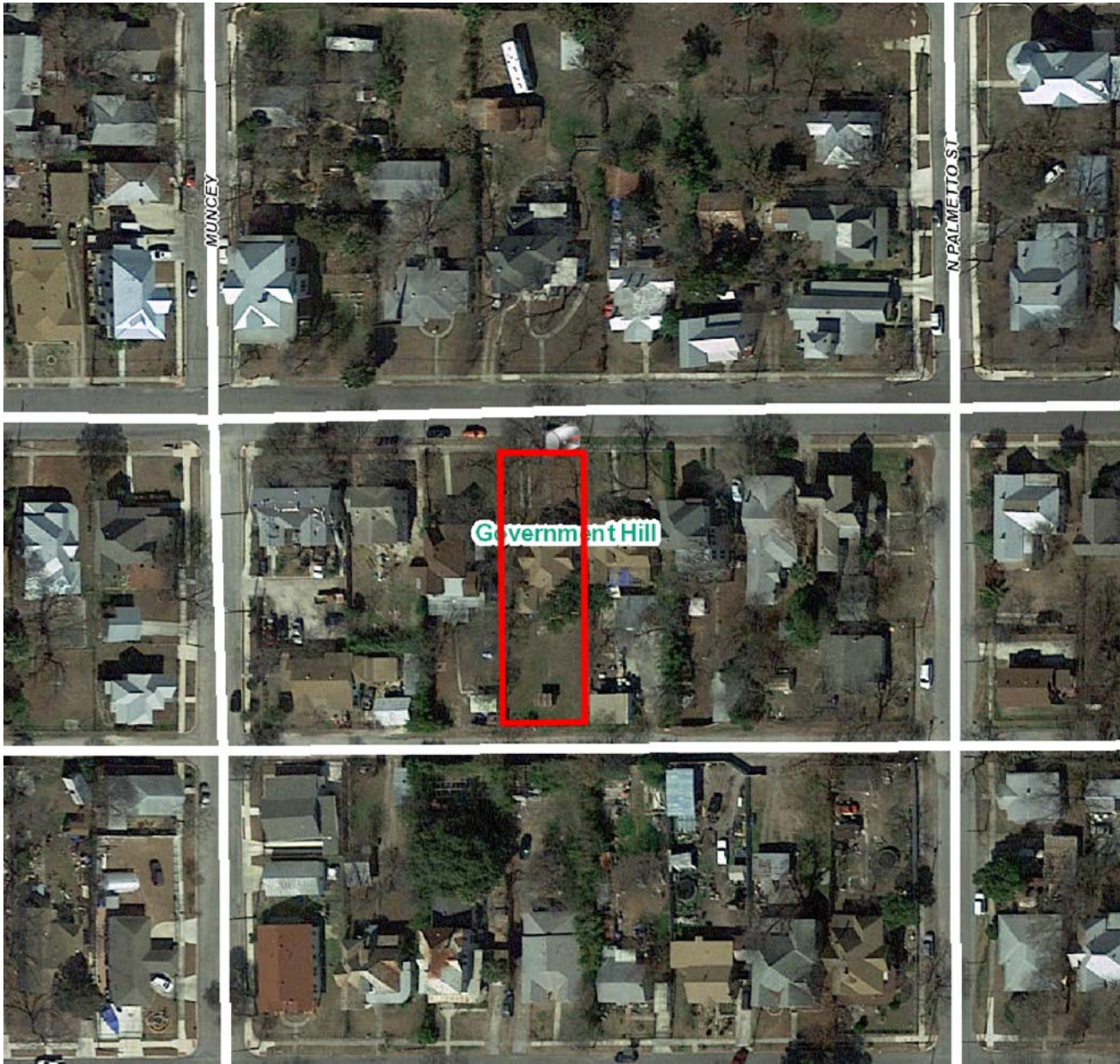
Staff recommends approval based on findings a through c with the following stipulations:

- 1. That a standard galvalume finish is used.
- 2. That panels that are 18 to 21 inches in width be used.
- 3. That seams are 1 to 2 inches in height.

4. That a crimped ridge seam that's historically appropriate or a low profile ridge cap be used.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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Colita St

Colita St

Colita St

614 E Carson

E Carson

E Carson

E Carson

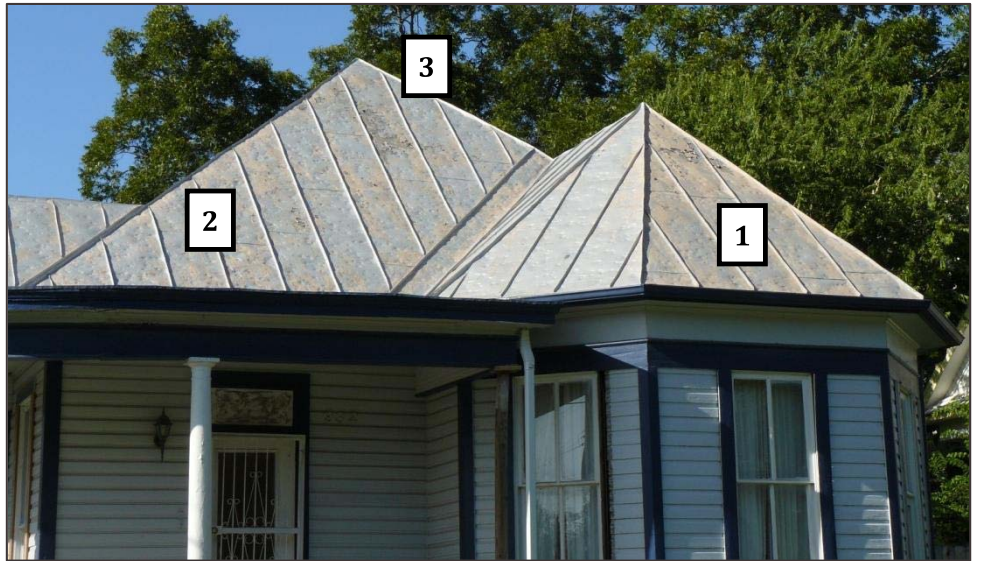
Oxford House-Carson



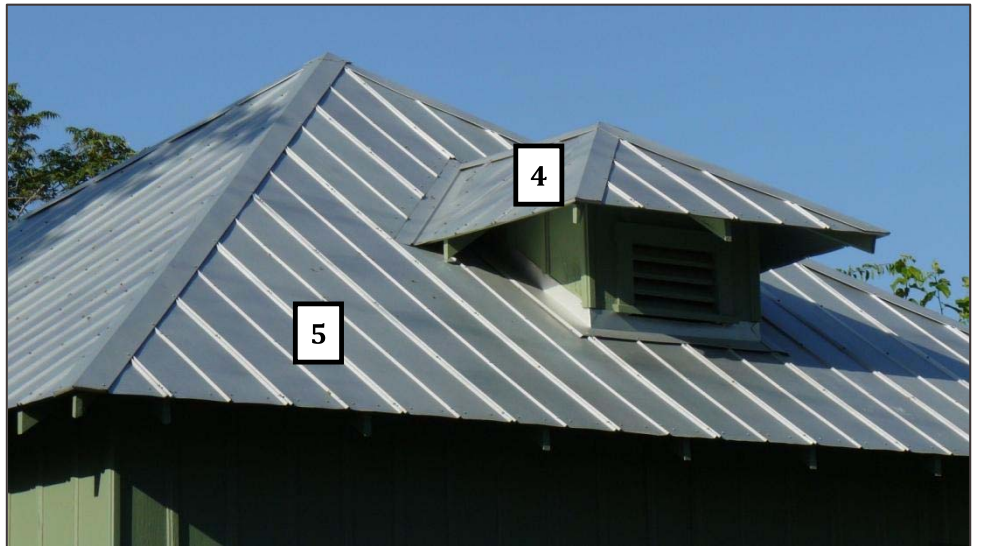
## Checklist for Metal Roofs

New metal roofs that adhere to the guidelines below can be approved as long as documentation can be provided that shows that the home has historically had a metal roof or is of a style or construction period where a metal roof is appropriate.

- 1** Use panels that are 18 to 21 inches in width.
- 2** Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches).
- 3** Use a crimped ridge seam that is consistent with the historic application.
- 4** Use a low-profile ridge cap with no ridge cap vent or end cap when a crimped ridge seam is not used.
- 5** Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.



*Historic standing seam metal roof with crimped ridges.*



*Example of appropriate v-crimp panels with external metal fasteners.*



*Do not use ridge caps with ridge cap vent (left) or end caps (right).*



Quality Metals

## Quality Metals

San Antonio  
(210) 227-7276

Dallas  
(972) 331-6800

McAllen  
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Weatherford  
(817) 599-9055

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(713) 944-4480

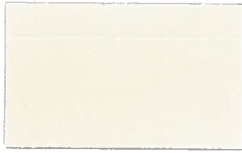
Lubbock  
(806) 783-0664

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## Standard Colors



Regal White  
SR=.67 E=.85



Almond  
SR=.57 E=.86



Sandstone  
SR=.54 E=.85



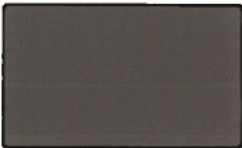
Surrey Beige  
SR=.41 E=.86



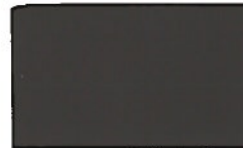
Sierra Tan  
SR=.35 E=.86



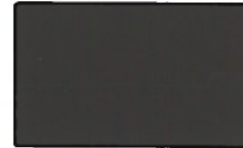
Ash Gray  
SR=.39 E=.84



Slate Gray  
SR=.43 E=.85



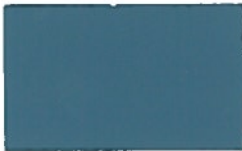
Musket Gray  
SR=.32 E=.84



Charcoal Gray  
SR=.32 E=.85



Patina Green  
SR=.46 E=.85



Slate Blue  
SR=.29 E=.85



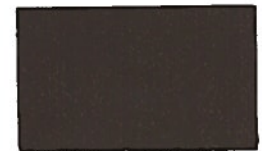
Evergreen  
SR=.26 E=.84



Terra Cotta  
SR=.35 E=.87



Colonial Red  
SR=.34 E=.86



Seal Brown  
SR=.29 E=.86



Buckskin  
SR=.38 E=.86



Medium Bronze  
SR=.30 E=.87



Aged Bronze  
SR=.33 E=.85

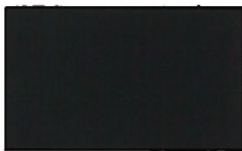


Copper Brown  
SR=.31 E=.85



Dark Bronze  
SR=.30 E=.86

## Premium Colors



Matte Black  
SR=.29 E=.86



Felt Green  
SR=.28 E=.85



Hartford Green  
SR=.30 E=.85



Brite Red  
SR=.46 E=.85

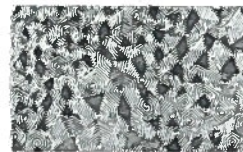


Burgundy  
SR=.25 E=.85



Regal Blue  
SR=.27 E=.86

## Metallic Colors



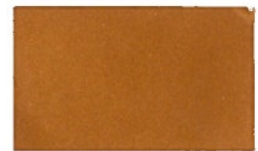
Galvalume



Silver Metallic  
SR=.60 E=.77



Champagne  
SR=.38 E=.81



Copper Metallic  
SR=.49 E=.84



Weathered Galvalume  
SR=.30 E=.82



\*35 Year Limited Warranty on Valspar Fluoropon Painted Material.

\*Custom Color Matches are available. All Colors shown are within the limits of color chip reproduction.

9596 662 215  
512 299 7656



Todd Mernin, 614 East Carson Street, San Antonio, TX 78208 requests Standard color change of Galvalume roof to "Patina" Green, in keeping with existing Government Hill Historic Homes shown below:









Todd Mernin Galvalume Standard Roof Color proposal of Patina Green will look like this:

