

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

HDRC CASE NO: 2022-460
ADDRESS: 155 CROFTON
LEGAL DESCRIPTION: NCB 941 BLK 4 LOT S 9.68 OF E 192.28 OF 19, E IRR 189.8 OF 20, E IRR 17 FT OF 21 & P-100
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Michael Rodriguez/Davco Custom Builders
OWNER: Josephine Davidson/DAVIDSON JOSEPHINE NEGLEY GILL
TYPE OF WORK: Standing seam metal roof installation
APPLICATION RECEIVED: August 22, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, red standing seam metal roof with a new standing seam metal roof in aged copper color.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE

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 155 Crofton is a two-story, single-family, Victorian-style structure. The structure features a wrap-around porch on the first floor, and two second-floor balconies on the south and east facades. The structure features a brick exterior, spindled wood Victorian banisters, columns and other accents, and two-over-two wood windows. The structure first appears on the 1904 Sanborn map which indicates that the structure originally had a shingle roof; the house currently maintains a red standing seam metal roof. The structure is an Individual Landmark, is located within the RIO-4 design overlay, and contributes to the King William Historic District.
- a. ROOF REPLACEMENT – The applicant proposed to replace the existing, red standing seam metal roof on the primary structure with a new standing seam metal roof, painted an aged copper color. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof, however, the guidelines also state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer's colors are not permitted. Staff finds the request for an aged copper-color standing seam metal roof to be inconsistent with the Guidelines. Staff finds that a red or galvalume colored standing seam metal roof would be appropriate.

RECOMMENDATION:

Staff recommends approval based on finding b with the standard stipulations for standing seam metal roof installation:

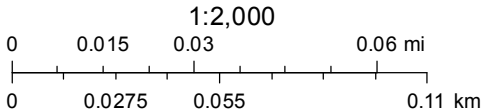
- i. That the applicant installs a standing seam metal roof in a standard galvalume, grey, or white finish, or that is in-kind to match the existing red standing seam metal roof.
- ii. That the standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved.
- iii. That the applicant schedule an on-site inspection with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

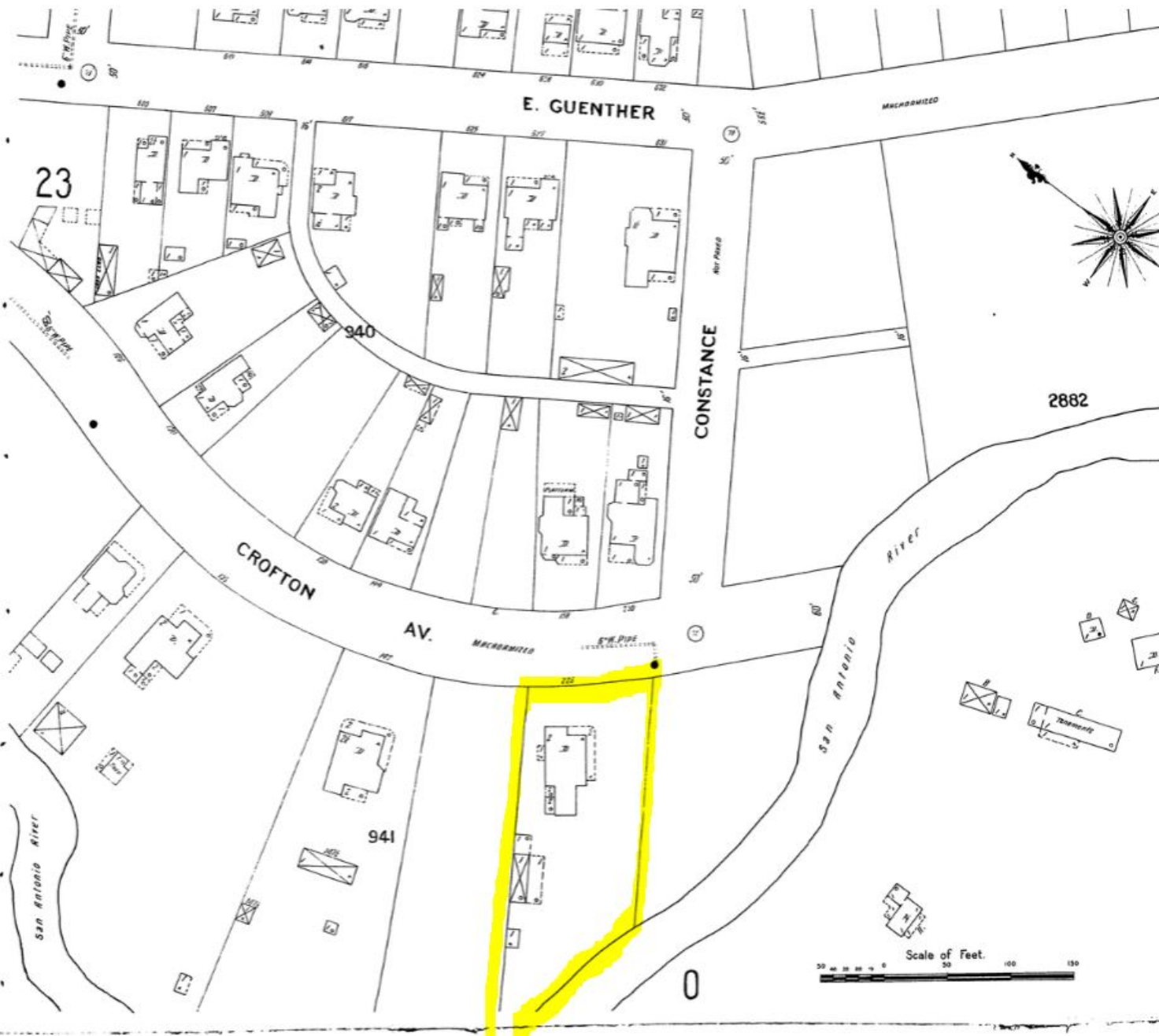
City of San Antonio One Stop



September 15, 2022

— User drawn lines





E. GUENTHER

CONSTANCE

CROFTON

AV.

MACDONALD

8th PINE

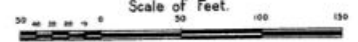
San Antonio River

2882

941

0

Scale of Feet.



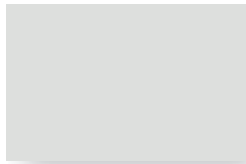




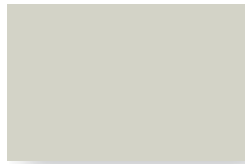




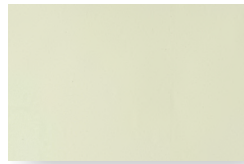
Standard Colors



Shasta White



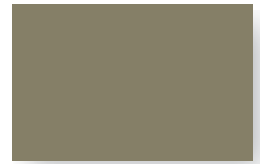
Parchment



Almond



Sierra Tan



Buckskin



Medium Bronze



Aged Bronze



Copper Brown



Dark Bronze



Terra-Cotta



Deep Red



Colonial Red



Burgundy



Bristol Blue



Royal Blue



Patina Green



Hemlock Green



Teal Green



Forest Green



Evergreen



Hartford Green



Cityscape



Zinc Grey



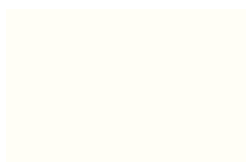
Charcoal Grey



Matte Black

Premium Colors

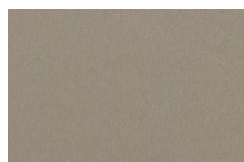
Premium colors require a nominal surcharge.



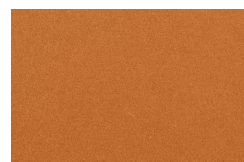
Natural White



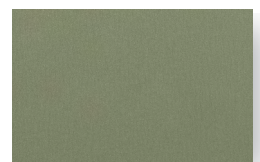
Award Blue



Champagne



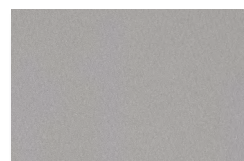
Copper-Cote™



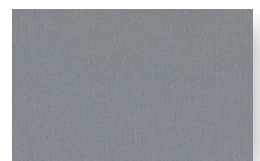
Antique
Copper-Cote



Zinc-Cote™



Lead-Cote™



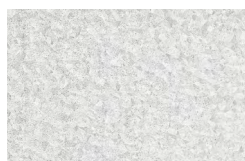
Prewathered
Galvalume®

Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated
Galvalume®

BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	N	N	N	N	0.30	0.86	30
Almond	S	S	S	N	N	N	N	N	0.65	0.83	77
Bristol Blue	S	S	N	N	N	N	N	N	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N	0.32	0.83	32
Burgundy	S	S	N	N	N	N	N	N	0.29	0.85	29
Charcoal Grey	S	S	S	S	N	N	N	N	0.31	0.84	30
Cityscape	S	S	S	S	N	N	N	N	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N	0.33	0.85	34
Copper Brown	S	S	N	N	N	N	N	N	0.30	0.85	29
Dark Bronze	S	S	S	S	N	N	N	N	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N	0.39	0.84	41
Evergreen	S	S	N	N	N	N	N	N	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N	0.25	0.83	22
Hartford Green	S	S	N	N	N	N	N	N	0.28	0.83	26
Hemlock Green	S	S	N	N	N	N	N	N	0.31	0.83	30
Matte Black	S	S	S	S	N	N	N	N	0.26	0.89	26
Medium Bronze	S	S	S	S	N	N	N	N	0.31	0.85	31
Parchment	S	S	S	N	N	N	N	N	0.52	0.83	58
Patina Green	S	S	N	N	N	N	N	N	0.34	0.86	36
Royal Blue	S	S	N	N	N	N	N	N	0.26	0.85	25
Shasta White	S	S	S	N	N	N	N	N	0.60	0.84	70
Sierra Tan	S	S	S	N	N	N	N	N	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N	0.27	0.87	27
Terra - Cotta	S	S	N	N	N	N	N	N	0.32	0.83	31
Zinc Grey	S	S	S	S	N	N	N	N	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N	0.76	0.84	93
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N	0.46	0.84	50
Prewheathered Galvalume®	S	S	N	N	N	N	N	N	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N	0.53	0.83	59

S Stock Color; Not subject to a minimum order

N Non-Stock Color; Subject to inventory on hand; 4,500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum

N/A Not Available

* Consult BMC on product availability for 22 Gauge and 0.032 and 0.040 Aluminum. Premium and Metallic colors are subject to a surcharge, contact BMC for additional information

Testing results for Kynar 500® or Hylar 5000® PVDF Resin-Based Color Finishes coil coating applications:

- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO³ vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coaters Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.
4. Kynar 500® is a registered trademark belonging to Arkema, Inc.

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** Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company.



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WWW.BERRIDGE.COM

Berridge Manufacturing Company Color Chart - 2021 | Printed in the U.S.A.

155 Crofton Avenue

The original roof at 155 Crofton, built in 1890, was a brown wood shake and is still in place as the metal roof, installed in the 1920s, was built directly onto that original.

We believe we are restoring the original color and that it will match existing copper gutters and down spouts.

Examples of brown metal roofs in King William exist at 422 King William and at 504 King William.



422 King William







504 King William



155 Crofton