

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-005
ADDRESS: 719 E CARSON
LEGAL DESCRIPTION: NCB 1261 BLK 29 LOT 19, 20 & S 9.8 FT OF 18
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Stetson Holland/Rhino Roofers and Construction
OWNER: Eugene Walker/EVENT HOLDINGS LLC
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: January 03, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with aa metal roofing product that is to appear as historic, wood shake roofing shingles.

APPLICABLE CITATIONS:

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

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.

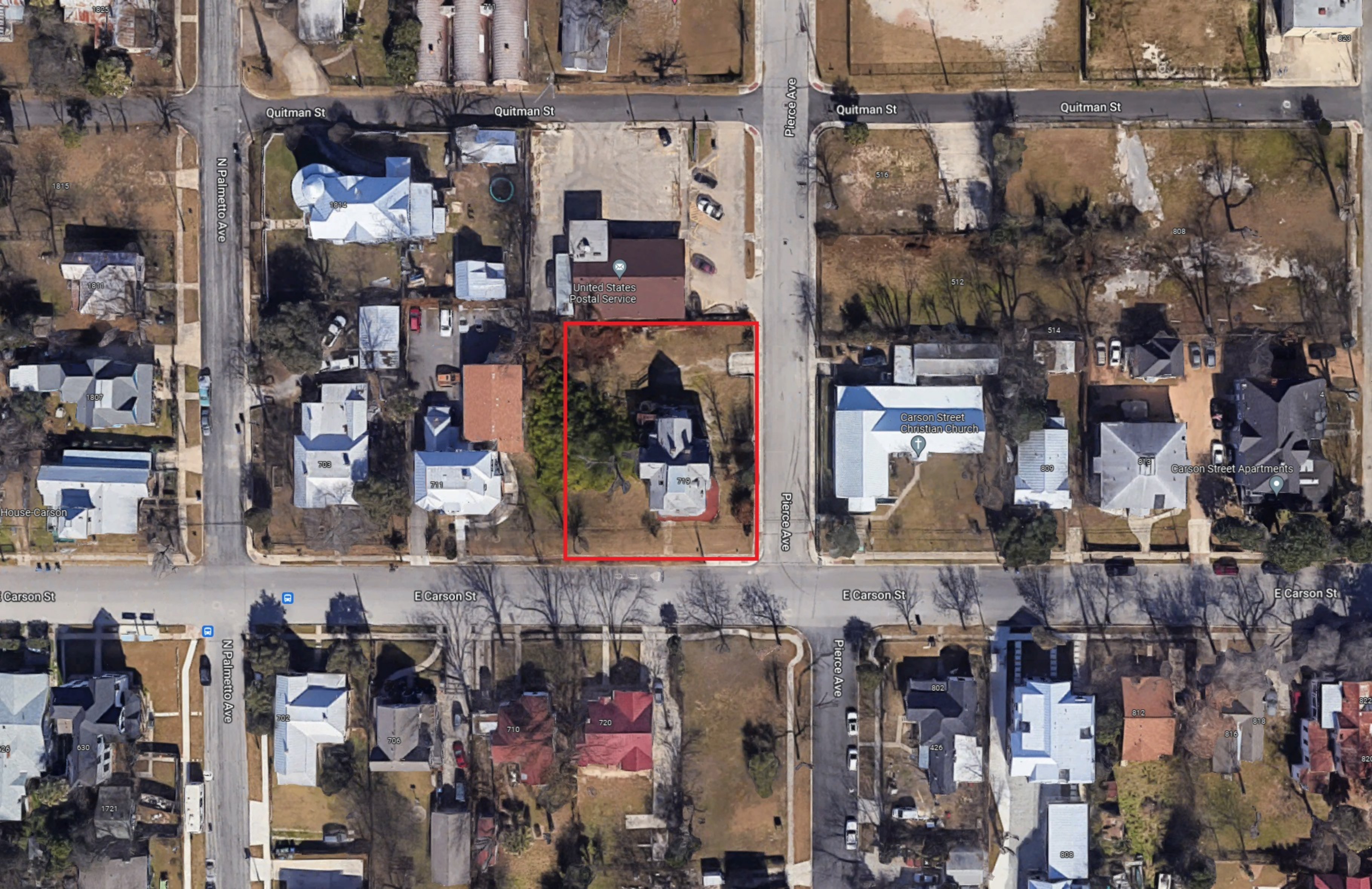
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with a metal roofing product that is to appear as historic, wood shake roofing shingles.
- b. The historic structure at 719 E Carson was constructed circa 1900 in the Queen Anne style and is first found on the 1904 Sanborn Map, where it is noted that the structure has a shingle roof; most likely wood shake. The structure is contributing to the Government Hill Historic District.
- c. ROOF REPLACEMENT (Previous Approval) – The applicant received an Administrative Certificate of Appropriateness on October 18, 2022, to replace the existing, asphalt shingle roof with a synthetic wood shake roofing material.
- d. ROOF REPLACEMENT – At this time, the applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof with composite roofing product that is to appear as historic, wood shake roofing shingles. The proposed material is supplied in 14” x 52” sheet. The Guidelines for Exterior Maintenance and Alterations 3.A.iv. notes that roofing materials should be replaced in-kind whenever possible. Additionally, the Guidelines recommend that replacement roofing materials should match the original materials in terms of their scale, color, texture, profile, and style, or that materials that are consistent with the building style should be selected. Staff finds that the composite roofing sheets that are to appear as wood shake shingles are not consistent with the Guidelines. Staff finds that in-kind replacement or replacement with a synthetic wood shake would be appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends the applicant replace the roof in-kind, or with a synthetic wood shake that features individual shakes.

All historic roof elements, including architectural moldings, chimneys and flues, dormers and attic vents are to be repaired and remain in place.





















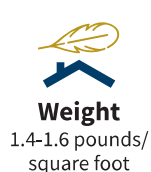
Rustic Detail of Hand-Split Wood Shake

The rustic beauty and architectural detail of a thick, rustic, hand-split wood shake can endure for a lifetime with DECRA Shake XD. Even the best traditional wood shakes weather quickly and colors dull after normal exposure to the elements.

Traditional shakes require extensive maintenance and chemical treatments to preserve the original appearance and achieve even minimal fire resistance. Wet/dry cycles induce cupping and warping which results in loosening around the fasteners to such an extent that wood shakes aren't warranted against wind uplift at all, and walking on a wood shake roof for maintenance can often cause more problems than it solves.

Warrantied to last a lifetime, DECRA Shake XD stands up to hail, rain, fire, storm debris, and even hurricane-force winds while retaining the new wood shake appearance in any climate.

Unsurpassed Strength Against the Elements



All DECRA roofs are backed by the industry's best Lifetime Limited Warranty, covering 120 mph winds and hail penetration of any size.

Get a free sample at [DECRA.COM](https://www.decra.com)



DECRA Shake XD Specs

Product Size: 14- $\frac{1}{8}$ " x 52- $\frac{1}{8}$ "

Installed Exposure: 12- $\frac{3}{8}$ " x 49- $\frac{7}{8}$ "

Panels per Square: 23.4 per 100 sq. ft.

Panels per Pallet: 280

Squares per Pallet: 12

Pallet Weight: 1,719 lbs.

Installed Weight: 150 lbs. per 100 sq. ft.

Installation Method:

Designed to be Installed Direct to Deck



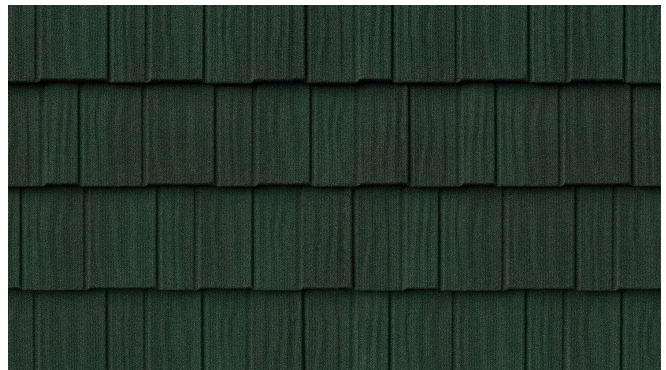
DECRA SHAKE XD **Antique Chestnut**



DECRA SHAKE XD **Midnight Eclipse**



DECRA SHAKE XD **Pinnacle Grey**























DECRA SHAKE XD **Woodland Green**

DECRA[®]
METAL ROOFING

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*DECRA Lifetime Limited Warranty is only applicable to single family detached residential property in the U.S. & Canada.

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PRODUCT PROFILES		PRODUCT SPECIFICATIONS									
			DECRA VILLA TILE	DECRA TILE	DECRA SHINGLE XD®	DECRA SHAKE XD®	DECRA SHAKE				
DECRA VILLA TILE	DECRA TILE	Min Roof Pitch ▶	3:12	3:12	4:12	3:12	3:12				
		Panel Size ▶	17" x 44-1/4"	16-1/2" x 52"	14-1/8" x 52-3/8"	14-1/8" x 52-1/8"	14-5/8" x 53"				
		Installed Exposure ▶	14-1/2" x 39-1/2"	14-1/2" x 50"	12-1/4" x 49-1/2"	12-3/8" x 49-7/8"	12-5/8" x 51"				
DECRA SHINGLE XD	DECRA SHAKE XD	Panels per Square ▶	25.2	20	23.8	23.4	22.4				
		Installed Weight ▶	160 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.	150 lbs. / sq.				
		AVAILABLE COLORS (Final color selection should be made from an actual product sample)									
		DECRA VILLA TILE									
		Amalfi Sand		Capri Clay		Pompeii Ash		Rustico Clay		Venetian Gold	
		DECRA TILE									
		Charcoal		Chestnut		Garnet		Granite Grey		Shadowwood	
		Terracotta		Weathered Timber		Tuscan Sun					
		DECRA SHINGLE XD									
		Classic Cobblestone		Midnight Eclipse		Natural Slate		Old Hickory		Woodland Green	
		DECRA SHAKE XD									
		Antique Chestnut		Pinnacle Grey		Woodland Green		Midnight Eclipse			
		DECRA SHAKE									
		Charcoal		Chestnut		Granite Grey		Shadowwood		Weathered Timber	

WARRANTY/COMPOSITION

Warranties

- Lifetime Limited Warranty*
- 120 mph Wind Speed Warranty
- Hail Stone Penetration Warranty

Composition

- Steel – Aluminum-Zinc Hot Dip Coating
- Acrylic Priming System
- Acrylic Basecoat
- Ceramic Coated Stone Granules
- Acrylic Over-Glaze

*DECRA offers a Lifetime Limited Warranty on single family residential in the U.S. & Canada.

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DECRA Products Meet Requirements For: International Code Council (IRC, IBC Codes)

INCLUDES: [City of Los Angeles \(LARC, LABC\)](#)
[California State \(CRC, CBC\)](#)

- [ESR-2901 – Tile, Shake, Shingle Plus \(battens\)](#)
- [ESR-1754 – Villa Tile, Shake XD, Shingle XD, Shingle Plus \(direct to deck\)](#)

Miami - Dade County, Florida

- [Miami Dade County NOA#18-1015.06 Tile, Villa Tile, Shake, Shingle Plus, Shake XD](#)
- [Miami Dade County NOA#17-1227.02 DECRA Ridge Vent](#)

Florida Building Code

- [Approval #9759-R9: Shake, Tile, Shingle XD, Shake XD, Villa Tile, Shingle Plus](#)
- [Installation: FL11255-R6 2017](#)
- [DECRA Ridge Vent: FL17492-R3 II NOA 17122702 2017](#)

Texas Department of Insurance

- [Products Qualifying for Impact Resistant Roofing Credits](#)
- [Roofing Installation Information and Certification for Reduction in Residential Insurance Premiums](#)
- [TDI Report #RC-282 Wind Resistance – Villa Tile](#)

- [TDI Report #RC-235 Wind Resistance – Shake XD, Shingle XD](#)
- [TDI Report #RC-281 Wind Resistance – Tile, Shake, Shingle Plus](#)

Underwriters Laboratories, Inc – Listings File #R14710

- Fire – UL 790 (ASTM E108 – A, B & C)
- Fire – UL CAN/ULC-S107 (Canada)
- Hail – UL 2218 (Class 4)
- Uplift – UL 580 & UL 1897 – Class 90

Additional Testing for LEED[®] and CA Title 24 Cool Colors

- ASTM – E903 Solar Absorptance, Reflectance, and Transmittance of Materials Using Integrating Spheres
- ASTM – E408 Total Normal Emittance of Surfaces Using Inspection-Meter Techniques
- ASTM – E1980 Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces

ISO Management System Compliance

- [ISO 9001:2015 Quality Management System](#)
- [ISO 14001:2015 Environmental Management System](#)
- [ISO 45001:2018 Occupational Health & Safety Management System](#)

National Building Code of Canada

- [CCMC Evaluation Report #13551-R \(direct-to-deck\)](#)
- [CCMC Evaluation Report #10241-R \(on battens\)](#)









DECRA
METAL ROOFING

DECRA Shake XD®

EXAMPLE OF INSTALLED PRODUCT



EXAMPLE OF INSTALLED PRODUCT



EXAMPLE OF INSTALLED PRODUCT



Roofr Report

Prepared by Roofr

719 East Carson Street, San Antonio, Texas, United States

3018 sqft

51 facets

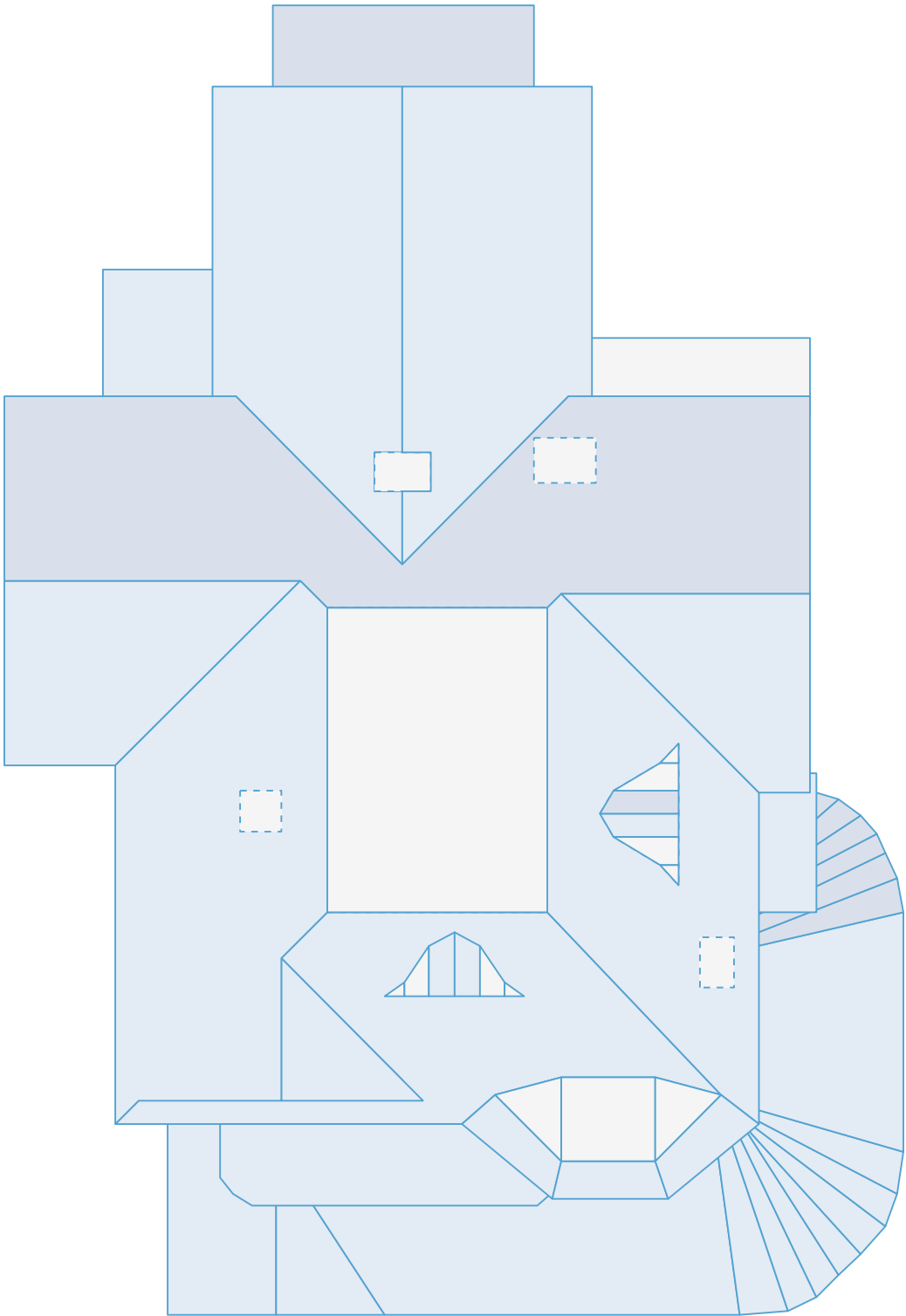
Predominant Pitch 12/12



Nearmap Nov 28, 2021

Diagram

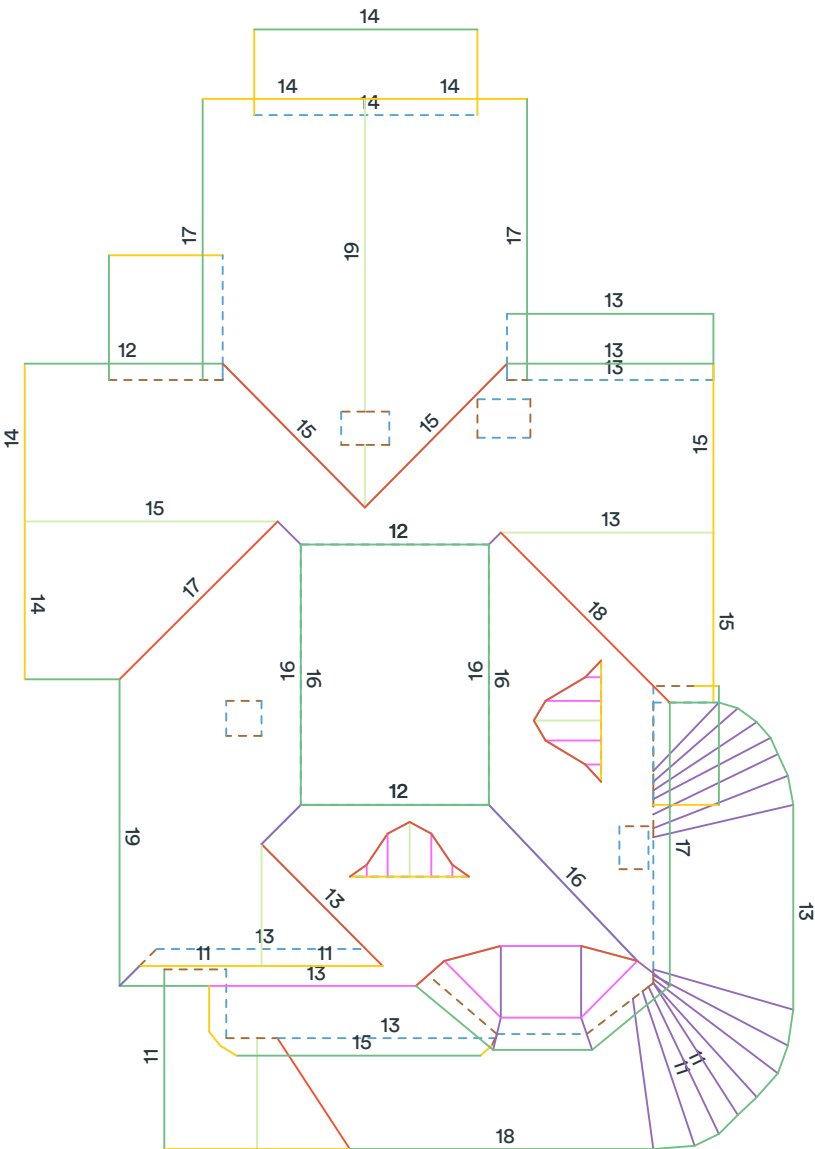
719 East Carson Street, San Antonio, Texas, United States



Length Measurement Report

719 East Carson Street, San Antonio, Texas, United States

- Eaves 296ft 1in
- Ridges 70ft 8in
- Step Flashing 63ft 6in
- Unspecified 96ft 1in
- Valleys 114ft 4in
- Rakes 160ft 7in
- Transitions 46ft 1in
- Hips 174ft 9in
- Wall Flashing 178ft 8in
- Parapet Wall 0ft 0in



Note: The above diagram contains measurements that have been rounded up. 6 and 9 are written ●6 and ●9 to avoid confusion. Some edge length totals have been hidden from the diagram to avoid overcrowding. Flashings are depicted as dotted lines.

Area Measurement Report

719 East Carson Street, San Antonio, Texas, United States

Total Roof Area: 3018 sqft

Pitched Roof Area: 2795 sqft

Flat Roof Area: 220 sqft

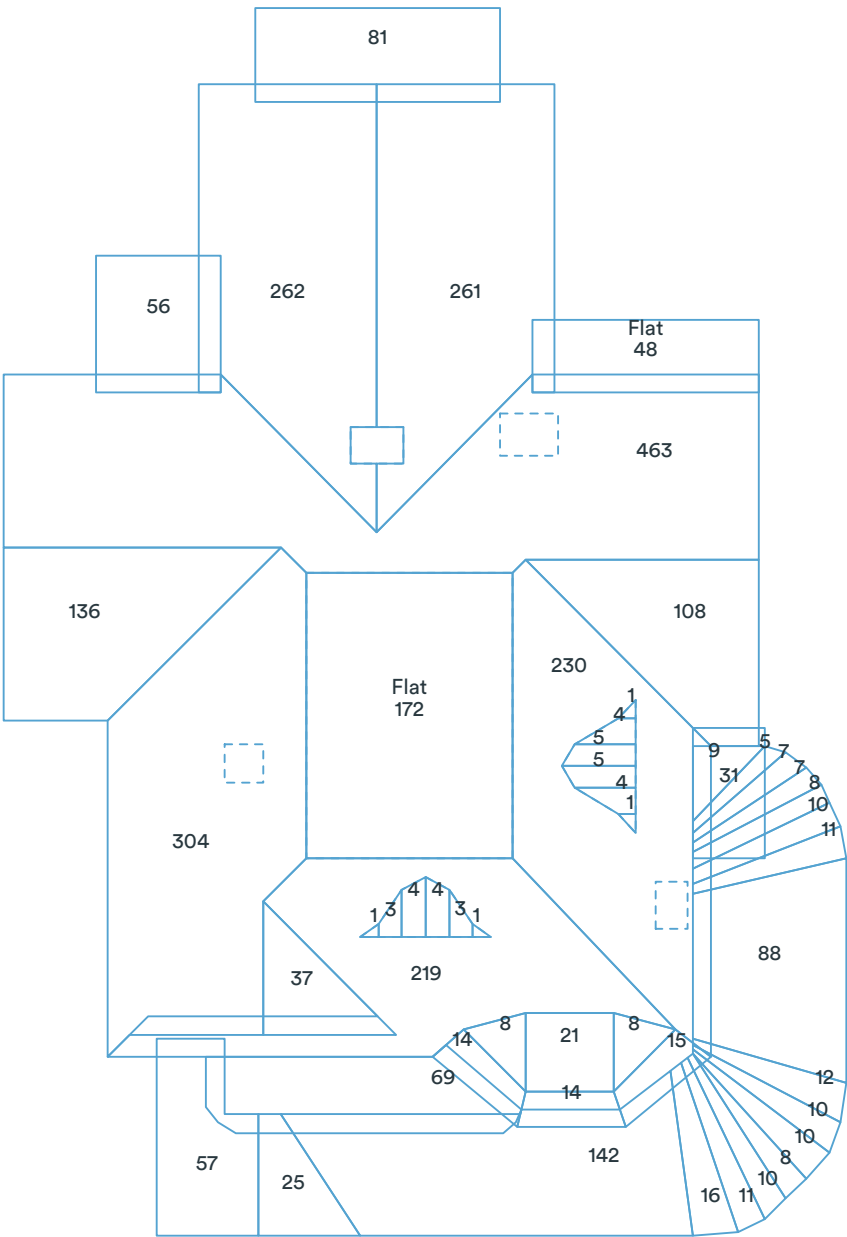
Two Story Area: 0 sqft

Two Layer Area: 0 sqft

Predominant Pitch: 12/12

Predominant Pitch Area: 2016 sqft

Unspecified Pitch Area: 0 sqft

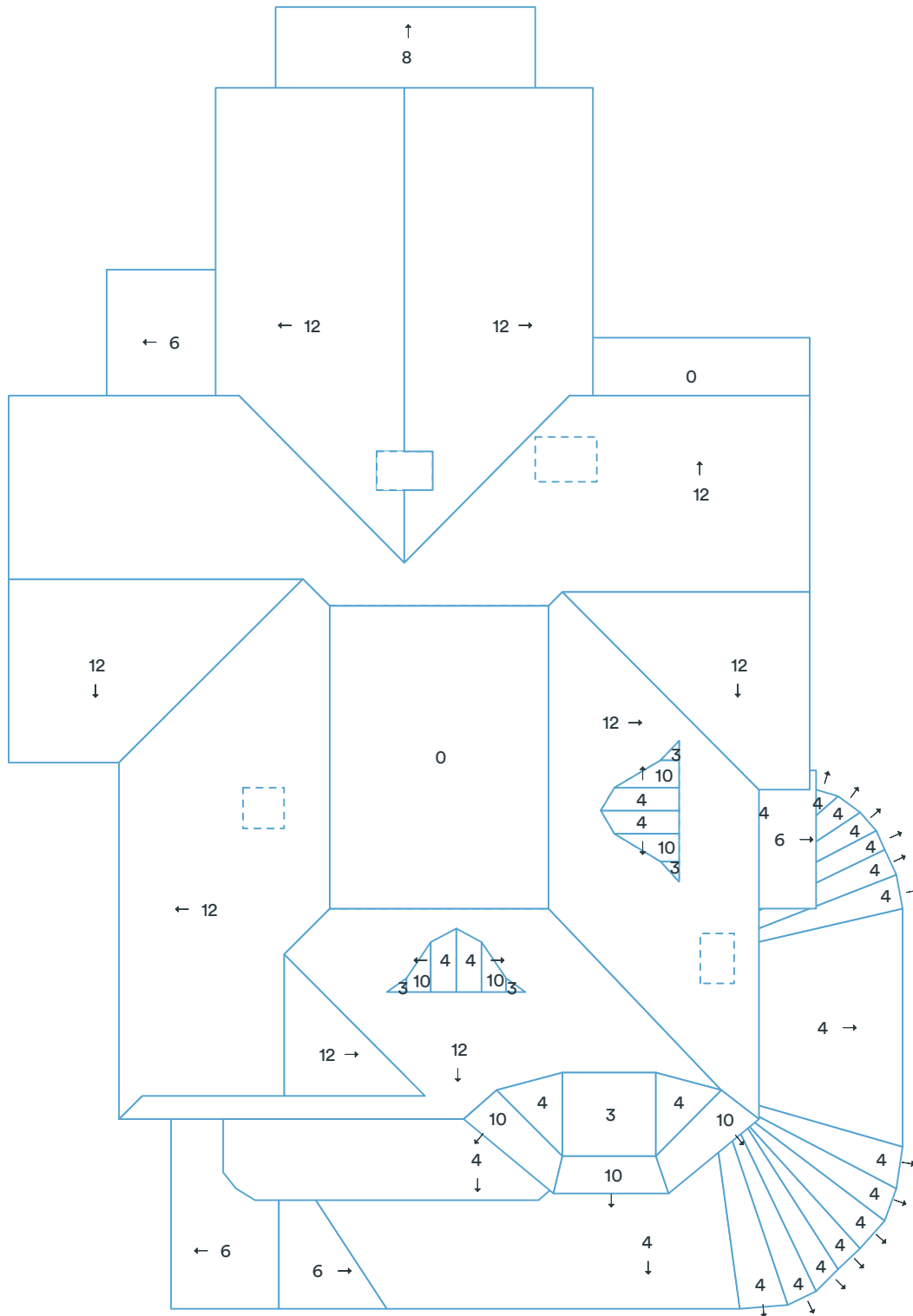


Note: The above diagram contains measurements rounded to the nearest whole number. The total at the top of the page is the sum of all the unrounded (exact) measurements, which is then rounded. Flashings are depicted as dotted lines. Deleted facets, which are not labeled with area, (Skylights, Chimneys, AC units) are omitted from area sums.

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Pitch & Direction Measurement Report

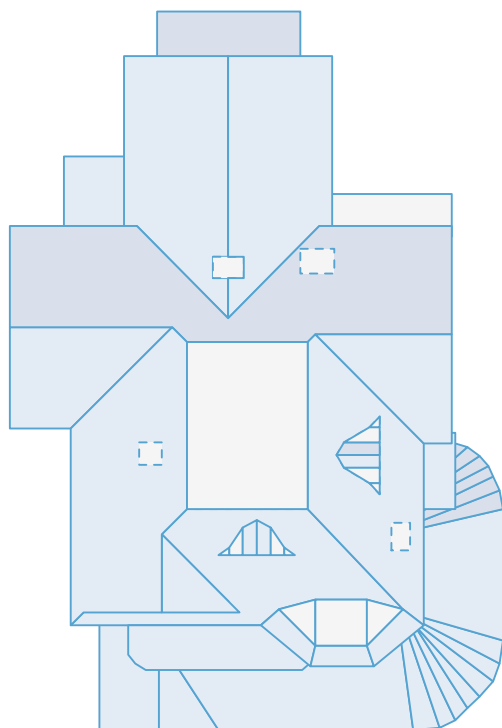
719 East Carson Street, San Antonio, Texas, United States



Note: Flashings are depicted as dotted lines. Deleted facets do not have a pitch and therefore are not labeled.

All Structures Summary

719 East Carson Street, San Antonio, Texas, United States



Measurements

Total Roof Area	3018 sqft
Total Pitched Area	2795 sqft
Total Flat Area	220 sqft
Total Roof Facets	51 facets
Predominant Pitch	12/12
Total Eaves	296ft 1in
Total Valleys	114ft 4in
Total Hips	174ft 9in
Total Ridges	70ft 8in
Total Rakes	160ft 7in
Total Wall Flashing	178ft 8in
Total Step Flashing	63ft 6in
Total Transition	46ft 1in
Total Parapet Walls	0ft 0in
Total Unspecified	96ft 1in
Hips + Ridges	245ft 6in
Eaves + Rakes	456ft 8in

Pitch	0/12	3/12	4/12	6/12	8/12	10/12	12/12
Area (sqft)	220	23	455	168	81	55	2,016
Squares	2.2	0.3	4.6	1.7	0.9	0.6	20.2

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sqft)	3,018	3,320	3,381	3,471	3,532	3,622	3,682
Squares	30.2	33.2	33.9	34.8	35.4	36.3	36.9

We've calculated the waste percentages you might expect for this job. A number of factors are involved in determining which waste percentage to use including: how complex the roof is, and your roof application style. These numbers only include the roof area. You will also need to calculate the quantity of materials you will need for hips, valleys, ridges, and starter lengths. This report was prepared by Roofr. Copyright © 2022 Roofr.com | All rights reserved.

Material Estimate

719 East Carson Street, San Antonio, Texas, United States

Product	Unit	Waste (0%)	Waste (10%)	Waste (15%)	Waste (20%)
Shingle (total sqft)		2,796 sqft	3,075 sqft	3,215 sqft	3,355 sqft
IKO - Cambridge	bundle	84	93	97	101
CertainTeed - Landmark	bundle	86	94	99	103
GAF - Timberline	bundle	86	94	99	103
Owens Corning - Duration	bundle	86	94	99	103
BP - Mystique	bundle	85	94	98	102
Starter (eaves + rakes)		457 ft	503 ft	526 ft	548 ft
IKO - Leading Edge Plus	bundle	4	5	5	5
CertainTeed - SwiftStart	bundle	4	5	5	5
GAF - Pro-Start	bundle	4	5	5	5
Owens Corning - Starter Strip	bundle	5	5	6	6
BP - Starter Strip	bundle	7	8	8	8
Ice and Water (eaves + valleys + flashings)		653 ft	718 ft	751 ft	783 ft
IKO - StormShield	roll	11	12	12	13
CertainTeed - WinterGuard	roll	11	12	12	13
GAF - WeatherWatch	roll	10	11	12	12
Owens Corning - WeatherLock	roll	9	10	11	11
BP - Weathertex	roll	11	12	12	13
Synthetic (total sqft; no laps)		2,796 sqft	3,075 sqft	3,215 sqft	3,355 sqft
IKO - Stormtite	roll	3	4	4	4
CertainTeed - RoofRunner	roll	3	4	4	4
GAF - Deck-Armor	roll	3	4	4	4
Owens Corning - RhinoRoof	roll	3	4	4	4
BP - PRODECK	roll	3	4	4	4
Capping (hips + ridges)		246 ft	271 ft	283 ft	295 ft
IKO - Hip and Ridge	bundle	7	7	8	8
CertainTeed - Shadow Ridge	bundle	6	7	7	7
GAF - Seal-A-Ridge	bundle	10	11	12	12
Owens Corning - DecoRidge	bundle	13	14	15	15
BP - Accu-Ridge	bundle	7	7	8	8
Other					
8' Valley (no laps)	sheet	15	16	17	18
10' Drip Edge (eaves + rakes; no laps)	sheet	46	51	53	55

These calculations are approximations and are not guaranteed. Always double check material orders quantities before using these calculations. The calculations are based off the the totals from the report of pitched facets only and the final numbers are rounded to the hundredths of the unit.

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