



22LC-030

STAFF REPORT

ADDRESS:

1412 Market/Avenue D

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, Lot 10, Block 554, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Elite Roofing LLC

PROPERTY OWNER:

Kristine Templin

ZONING DISTRICT:

Residential, Single-Family, Historic District, Galveston Landmark (R-3-H (GL))

HISTORIC DISTRICT:

East End, Lovenberg House

REQUEST:

Request for a Certificate of Appropriateness for alterations to the structure including replacement of shingle roof with a standing seam metal roof.

STAFF RECOMMENDATION:

Approval

ATTACHMENTS:

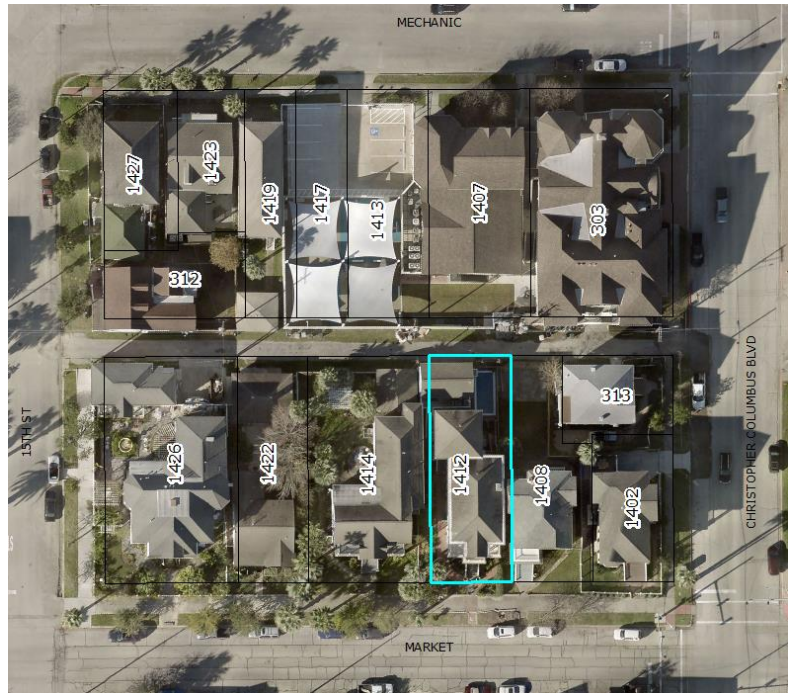
A – Applicants Submittal

STAFF:

Catherien Gorman, AICP
 Assistant Director/HPO
 409-797-3665
 cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
4				



Zoning and Land Use

Location	Zoning	Land Use
Subject Site	Residential, Single-Family, Historic District (R-3-H)	Residential
North	Residential, Single-Family, Historic District (R-3-H)	Institutional
South	Residential, Single-Family, Historic District (R-3-H)	Residential
East	Residential, Single-Family, Historic District (R-3-H)	Residential
West	Urban Neighborhood	Residential

Historical and/or Architectural Significance

Date	1877
Style	Gothic Revival
Condition	Good
Priority Rating	High = Individually Eligible/Listed; Contributing
Roof Material	Asphalt Composition Shingles

Executive Summary

The applicant is requesting a Certificate of Appropriateness to install a standing seam metal roof. The current roof surface is composition shingles. Please see Exhibit B for more details on the proposed metal roofing material.

Design Standards for Historic Properties

The following *Design Standards* are applicable to the project:

Historic Residential Roofs

Most roofs on older residential buildings have one of the following shapes: gable, hipped, pyramidal or a combination of a gable and hipped roof. Typical 19th and early 20th century roofing materials were slate, metal, wood shingles, asbestos tiles or composition materials.

When replacing a roof, select a material and a pattern that is historically appropriate to the house. If documentation of the original roof exists or an early roof on the house, use a comparable roofing material, similar in size, shape, texture, and color. If documentation is not available, precedents on similar buildings may be considered. Look at the roofing on building types that are similar to your house.

Use new roof materials that convey a scale and texture similar to those used traditionally.

Appropriate

- Consider the architectural style of the structure when choosing roof replacement materials. Use materials with a similar texture, pattern and finish to the original roof material (materials with earth tones are generally best).
- Consider using a composition shingle roof. Use a color similar to the original, or of the material in weathered condition.

- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of surrounding structures. Use a ribbed roof or one with a standing metal seam to break up the surface.
- Use metal with a matte, non-reflective finish.
- Install the roof to have low profile seams.
- Finish roof edges in a similar fashion to those seen traditionally.
- If repairing specialty roof materials such as glazed clay tile or barrel shingle, use a matching replacement material. Consider using cement tiles when replacing clay tile roofs on larger buildings.
- If using shingles with embedded photovoltaic systems, use a dark color.

Inappropriate

- Do not use rolled roofing material except on flat roofs.

Conformance with the Design Standards

Staff finds that the proposed roof conforms to the Design Standards. The Design Standards allow for metal roofs when applied and detailed in a manner that is compatible with surrounding structures.

Staff finds that a standing seam metal roof would be an appropriate roofing material, as it will not detract from the architectural and historical significance of the subject property. The Design Standards define a standing seam metal roof, as follows:

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Staff Recommendation

Staff recommends approval of this request with the following conditions:

Specific Conditions:

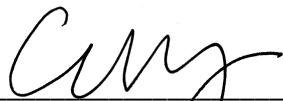
1. The applicant shall conform to the design, material, and placement shown in Attachment A of the Staff Report;

Standard Conditions:

2. Any significant alteration from the design approved by the Landmark Commission, shall require the request to be returned to the Commission for review;
3. The applicant shall obtain a building permit prior to beginning construction;
4. Any additional work will require a separate building permit from the Building Division, and may require review by the Landmark Commission and/or the City's Historic Preservation Officer prior to construction;
5. The Landmark Commission approval shall expire after two years if no progress has been made toward completion of a project unless the applicant files a request for an extension or can show progress toward completion of a project; and,

6. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,



Catherine Gorman, AICP
Assistant Director/HPO

8/9/2022

Date



1-888-393-0335

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Standing Tall in Hurricane-Force Winds with a Metal Roof

April 8, 2019 By [Natalie Addison](#)



Category 4 Hurricane Michael made landfall on

the Florida Panhandle in October, 2018. Amid the catastrophic damage, especially in Mexico Beach, FL, a handful of relatively untouched buildings garnered national attention.

Five metal-roofed homes, all built by Habitat for Humanity, remained standing in the storm's aftermath. Resident Christina Harding rode out the storm in one of those houses. Her daughter, who was out of town, was frantic when she couldn't reach her mother, but said [she was reassured](#) when she noticed the roofs in aerial photos of the area.

Metal's Resistance to High-Wind Events

Metal roofs can be a wise decision and a good investment in hurricane-prone areas.

Traditional asphalt shingles are prone to blow-offs. Each shingle that comes loose weakens the roofing system and leaves the home susceptible to water as well as wind damage. Metal roofs, on the other hand, not only stay in one piece, they also excel at protecting against wind-driven rain.

In wind uplift tests, metal roofs earn a 140-mph wind rating, according to the Metal Roofing Alliance, and some can withstand gusts up to 180 mph. Hurricane Michael's strongest winds were 155 mph, though as the storm came ashore, gusts were in the 104 and 129 range.

Uplift tests are conducted in a laboratory and simulate the effects of high-speed winds by subjecting a mock-up of a roof to increasing air pressure from underneath. The rating reflects the last wind speed the roof is able to withstand before failing.

Factors that contribute to metal roofs' superior wind resistance include the attachment methods and the interlocking and overlapping panel system which [when correctly installed](#), leaves little area for storm winds to penetrate under the roof panels and cause uplift.

Metal roofing systems are available in hidden fastener, exposed fastener and stamped options.

[Of the three varieties](#), metal standing seam panels with concealed clips/fasteners and four-way interlocking designs perform the best in extreme weather, reducing the overall uplift risk of the roof system. The system is commonly used in residential installs as well as most commercial metal roofing applications.

Fasteners can be either exposed or concealed. Concealed fasteners last longer because they are shielded from the elements. Exposed fasteners, on the other hand, attach roof panels more securely, but need to be replaced sooner.

In addition to a metal roof's panel or shingle style, [using two clips](#) instead of just one at the eaves, ridges, and hips, and applying sealing tape improves a roof's durability and increases wind resistance.

Both clips and fastener screws should be stainless steel for aluminum panels or galvanized for steel and painted steel applications. They should also be able to withstand years of high humidity conditions.

Metal Roof Performance in Other Natural Disasters

Metal roofs also perform well in disasters such as earthquakes and fires.

Because metal roofs are lighter, they contribute to lower bearing pressure. The lower mass of lightweight metal roofs generates smaller inertial forces when the structure is exposed to seismic activity laterally. And less roof bracing is required to help metal roofs resist both gravity and seismic loads.

In a [wildfire situation](#), flaming branches, leaves, and other debris carried by the wind often land on the roofs of homes. Metal is fire resistant, providing more effective protection for the structure.

Fortify Your Home with a Metal Roof

Metal roofing can provide an extra layer of protection for residents of hurricane-prone areas as well as people who live near forests or fault lines.

Gulf Coast Supply & Manufacturing offers aluminum, steel and Galvalume roofing panels and metal roof components in custom colors. To see what your home would look like, the [Proof My Roof Color Visualizer](#) lets you experiment with styles and colors.

For more information about metal roofs, visit Gulf Coast Supply & Manufacturing online at GulfCoastSupply.com, or call 888.393.0335.

3 responses to “Standing Tall in Hurricane-Force Winds with a Metal Roof”

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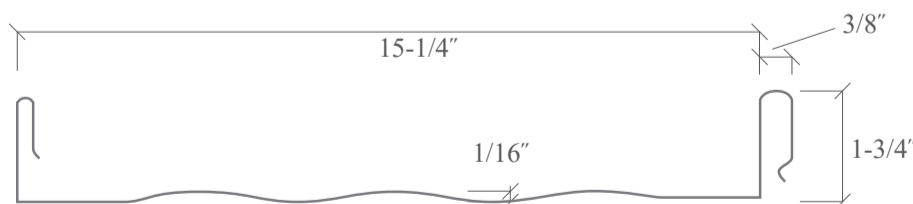
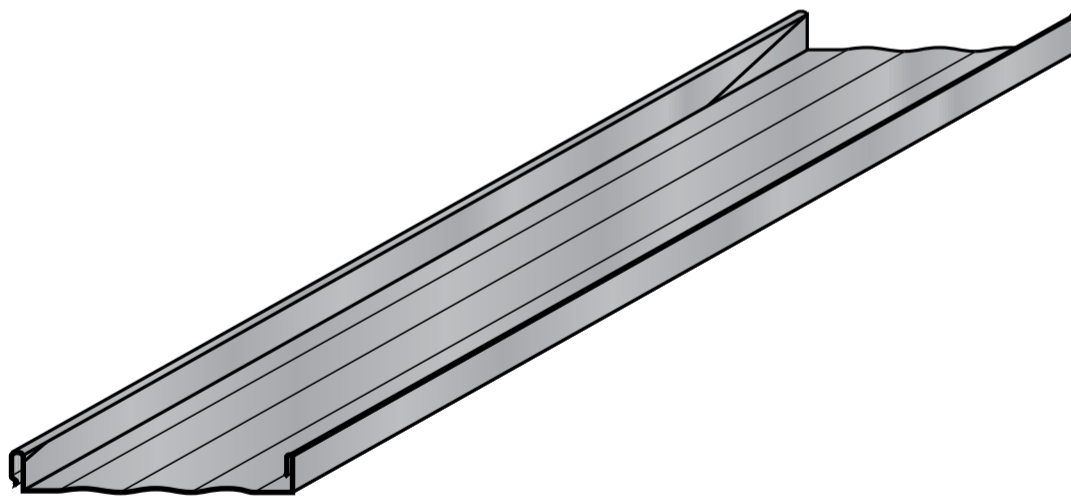
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Roofing MSL Standing Seam Panel

MSL STANDING SEAM PANEL

The Mueller Snap Lock standing seam panel is one of the most versatile metal roofing panels made. Whether using MSL on a commercial metal building or on a residential metal roofing application, its structural performance is unsurpassed. The bold profile of the MSL and the many color choices can satisfy any visual need that might arise. Having to choose form or function when making a roofing decision is no longer an issue when Mueller Snap Lock is your choice. Its structural brawn and obvious beauty make it a metal roof panel frequently used in many applications.



STANDING SEAM (MSL) BENEFITS:

- Up to a 35/40-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- Hail Resistant - Underwriters Laboratories
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Note: MSL Panel can exhibit oil canning, which is a waviness in the flat area of roofing panels. This is an aesthetic issue and not a reason for rejection. For more information about oil canning, click [here](#).

Color Selector Tool

** Colors may vary by monitor settings. Please contact us to get the most accurate color representation. We will be glad to provide you with color samples.*

*** Galvalume Plus has no uniformity of appearance guarantee. Each individual sheet, even upon delivery, may have a different color, gloss, sheen, texture or spangled appearance. If uniformity of appearance is desired, a painted product is required.*

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