

PROJECT PROFILE: Historic Carriage Barn



BEFORE



AFTER

Project:
Historic 1850 Carriage Barn

Location:
Waynesville, Ohio

Problem:
5V crimp metal roof
experiencing
corrosion and leaks

Solution:
KARNAK 298 Alumin-R

The historic carriage barn in Waynesville, Ohio was built in 1850 to serve as a stop for the stagecoach line that ran from Dayton to Cincinnati, Ohio. It was in 1818 that the first stagecoach service began between the two cities. Before that, people who wanted to visit Cincinnati either walked or went on horseback. The public was skeptical that the line would be profitable

because they couldn't imagine that enough people would want to go so far away from home.

It was a large expense but it proved to be so popular that the weekly service had to be doubled and by 1828, 20 coaches were making daily trips in both directions. With so many trips being made, it was important to have plenty of fresh horses, thus the need for carriage barns along the popular route. At the time the barn was built, it sat along the main road between Cincinnati and Dayton at the time.

Today, the carriage barn is being restored and will eventually become living quarters, but before work could begin on the remodel, the roof issues needed to be addressed first. While not the original roof, the 5V metal crimp roof was very old and in disrepair.

Darrell Sams, owner of Cincinnati, Ohio-based Rain-A-Way Exteriors, Inc., consulted with KARNAK Technical Sales Rep. Joe Eckstein and determined that KARNAK 298 Alumin-R SBS Rubberized Aluminum Coating would be the best system to restore the roof. The 298 Alumin-R cures in 24-hours to a tough, flexible elastic, rubber-like film, it offers excellent weather resistance, preserves the look of the metal roof and delivers the aluminum reflectance characteristics that the owner desired.

Sams said that his crew pressure washed the existing metal roof and used Karna-Flex to seal the seams and repair areas that were curling. The KARNAK 298 Alumin-R was applied to the metal using a roller. The roof pitch was steep enough that access was a bit challenging so the crew worked using chicken ladders for a safer working environment.

The restored roof should provide many years of protection for the barn. Sams knows this from his experience installing KARNAK roof systems for more than 20 years. "We started using coating products on new modified asphalt roofs that we put on restaurants years ago," he explained. "We were not using a KARNAK system and within a few years, the product would begin peeling. Ever since then, I've insisted on only using KARNAK products and we've gotten a much better, long-lasting job each time."

KARNAK has been manufacturing restoration and repair solutions for every type of roof surface for 84 years. Learn more at www.karnakcorp.com.