

HISTORIC LANDMARK COMMISSION
JUNE 24, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1975-0003
Lindemann House
1100 E. 8th Street

PROPOSAL

Replace historic metal roof shingles with new metal roof shingles in a similar pattern and color.

PROJECT SPECIFICATIONS

The applicant proposes to replace the existing, historic pressed metal roof shingles with new pressed metal roof shingles in a similar pattern and color to those existing on the house now. The applicant has tried diligently and at great expense to fix the existing pressed tin roof shingles, but still faces extensive leaking because the shingles have rusted from the bottom, rendering them ineffectual at their intended purpose. The proposed replacement shingles will be pressed metal, in a similar pattern and color to those existing on the house.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

COMMITTEE RECOMMENDATIONS

Approve the proposal and request that the applicant salvage some representative shingles for documentation.

STAFF RECOMMENDATION

Approve the application as proposed.

Lindemann House Roof Replacement Request

Andy Bergad
1100 East 8th Street, Austin, TX 78702
June 24th, 2013

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Request and Executive Summary

- We are requesting permission from the Historical Committee to proceed with replacing our roof at 1100 East 8th Street, the Lindemann House
- We currently have a tin shingle roof that is deteriorated, rusted and causing significant damage to our home. The roof is not salvageable and needs to be replaced according to experts (page 4)
- We would like to replace our roof and utilize Berridge Victorian Shingles (page 14) in an almond color to most accurately reflect the current appearance of the roof. The Berridge shingles have 9" x 12" coverage compared to the current shingles that have 8¾" x 12" coverage
- We presented to the Historical Committee in October 2010 and requested to replace our roof but were directed by the Historical Committee to attempt to keep the current roof and use a coating to enable this. The Committee recommended that we use the contractor PCCI and we were told to use the coating product **SuperTherm** which was supposed to provide heat, air, ice and moisture protection. This was unsuccessful and we have incurred additional damage over the past 3 years as a result of doing this work instead of replacing the roof. Total costs of attempting to maintain the original roof are:
 - **SuperTherm** application to maintain roof = \$18,000
 - Damage to house by application not working = \$7,000
 - Increase in cost to replace the roof in June 2013 vs. October 2013 = \$8,000
 - **TOTAL ADDITIONAL COST = \$33,000**
- We have presented to the Appropriateness Committee on May 6th and June 10th and have received their support to replace the roof in this manner

Detailed Background Information

- We moved into the Lindemann House in June 2010. When we purchased it we were aware that the roof had damage, shingles were falling off/tearing apart and we knew that we needed to address it
- In October 2010 we presented to the Historical Committee to get permission to replace our roof with tin shingles that resembled the current shingles on the roof. We presented with our identified roofer at the time and the architect Emily Little
- We were directed by the Historical Committee to attempt to keep the current roof and use a coating to enable this. The Committee recommended that we use the contractor PCCI and we were told to use the coating product **SuperTherm** which was supposed to provide heat, air, ice and moisture protection. We contracted with PCCI and they put the coating on in late 2010
- After this work, the roof looked phenomenal as the loose shingles were put into place with the coating and damaged shingles were replaced with our minimal supply of original shingles. All was great for about 1½ years
- As rainy season began in 2012, we began to notice leaks and shingles were beginning to separate from the roof (pages 7 – 12). We contacted PCCI to fix it and after about 3

months of back and forth, they “plugged” holes in the roof where water was leaking in from and used the final supply of original shingles to replace some of the damaged shingles

- The leaking did not stop as a result of this work
- We contacted **SuperTherm** but they blamed the craftsmanship and were not helpful
- Leaks continued to occur in several areas of the house and now damage was becoming extremely visible. Our insurer USAA has valued the damage at \$3,200 (page 15) but we are contesting this amount as we feel that they have underestimated it – new bids have come in at \$7,000
- We presented to the Appropriateness Committee on May 6th, 2013 to ask for permission to replace our roof with 26ga Snaploc standing seam metal. The committee said that they did not want this to happen and asked us to explore two options:
 1. Try to find a way to repair the shingles
 2. Replacing the roof with shingles that more accurately resemble the current shingle
- We contacted Quana Childs, a city employee who is the Texas Architect and did work on historical projects downtown. We spoke to her – very knowledgeable and kind – and she recommended contacting the vendor that they have used for projects, *Chamberlain Roofing and Waterproofing*
- Bob Edwards of Chamberlain came to our house, reviewed the situation and said that the coating was a terrible idea and never should have been put on – it was a bad solution to the problem that existed. More importantly, he emphasized that we should have a “building envelope person” come out to do an evaluation before we proceeded with anyone or anything
- I contacted a few building envelope companies and found Don Putnam of Putnam Construction Consulting in Austin. He has nearly 50 years of experience
- Don inspected the roof and the 2 key findings were (page 4):
 1. Coating provides little or no waterproofing benefit and in this case has likely contributed to the deterioration of the shingles by trapping condensation in the assembly
 2. The metal shingles are rusting out from the underside – they cannot be replaced and should not be walked on
- Don’s recommendations to fix the leaking are:
 1. Replace the metal shingle roof in all areas. Replace the low-sloped membrane roof over the front porch
 2. Install threshold flashing pan at the door leading to the porch roof
 3. Minimize foot traffic on the metal shingles
 4. Make only low cost repairs until such time the roof is replaced
 5. Point up the brick masonry on the chimneys and apply a clear sealer such as silane or siloxane
- The cost to replace our roof with Berridge Victorian shingles is \$34,544 (page 13). In addition, the roofer expects significant rot underneath the shingles which would increase our cost
- We presented back to the Appropriateness Committee on June 10th with the findings and the Committee supported our recommendation of replacing the roof shingles with the Berridge Victorian Shingles in an almond color



June 4, 2013

Mr. and Mrs. Andrew Bergad
1100 E 8th
Austin, TX 78702

Re: Roof Inspection
1100 E 8th
Austin, TX 78702

Preliminary Roof Inspection

Dear Mr. and Mrs. Bergad,

Per your request, I made a preliminary inspection of the metal shingle roof on your home to determine the general condition of the roof and to identify the likely sources of several current leaks.



Observations

1. The metal shingles have been coated one or more times in the past. This type of coating application provides a certain aesthetic and reduces solar heat gain, but provides little or no waterproofing benefit on any type of shingle roof. In this case, the coating has likely contributed to the deterioration of the metal shingles by trapping condensation in the assembly. Since they are made of metal, the shingles will cool down to dew point on a regular basis, causing moisture in the air to condense on the surface of the roof as well as the underside of the shingles. The roof coating clogs the course lines and joints in the roof where underlying moisture would normally escape, thereby entrapping the moisture and contributing to corrosion of the metal shingles.





2. The metal shingles are rusting out from the underside, as indicated by the small rust spots showing through the coating. Although at first glance it may appear that small spots on the shingles are beginning to rust, the rust spots are actually where the corrosion at the underside of the shingles is beginning to eat all the way through to the surface. This indicates that the metal shingles have reached the end of their service life. As a result, the metal shingles are particularly susceptible to damage if walked on, so foot traffic should be kept to a minimum.



3. Several leak sources are apparent along where the front porch roof ties onto the main house. The threshold of the door leading onto the porch roof will allow leakage into the ceiling downstairs, above the front entry. This can be corrected by installation of a threshold flashing pan. This work should be done when the membrane roof over the front porch is replaced.





4. Both locations constructed as shown at right are sources of leakage. The leaks can be stopped or minimized by sealing these conditions with NP-1 sealant as a temporary fix until the roof is replaced.





Recommendations

- A. Replace the metal shingle roof in all areas. Replace the low-sloped membrane roof over the front porch.
- B. Install a threshold flashing pan at the door leading to the porch roof.
- C. Minimize foot traffic on the metal shingles.
- D. Make only low-cost repairs until such time the roof is replaced.
- E. Point up the brick masonry on the chimneys and apply a clear sealer such as silane or siloxane.

End of Report

Prepared by

Don Putnam

<p>Wood Rot Underneath Shingle, Southside of House. No Felt Paper Visible</p>	
<p>South Facing Roof "Plugs" by PCCI</p>	

Serving Austin & Surrounding Areas



Angie's list

WSE

ROOFING CONTRACT

Clear Choice Roofing
 Clearly the Right Choice

9065 Jollyville Rd. #203C

Austin, Texas 78759

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Preferred Contractor

Date **4-15-13**

Representative

Rick Ackermann 512-940-8446

Home #

Name **Allison & Andy Carr**Cell # **303-947-9359** Fax #Job Address **1100 East 8th St**Email **abergad@yahoo.com****Austin, Tx 78702**

Work # or Other

SPECIFICATIONS FOR LABOR AND MATERIALS - TERMS AND CONDITIONS

- ☒ Tear Off ☒ 1 ☐ 2 ☐ 3 Layers Composition & / or **metal shngls** ☒ **Hidden fastener** ☐ Closed Soffits ☐ Open Soffits
☒ Install Felt Paper ☐ 15lb ☒ 30lb ☐ 75lb BaseSheet
☒ All New Metal Valleys 20 x 50 x **87** ☐ CP
☒ Recover Roof With ☐ Composition ☐ Modified ☒ Metal
☐ 20/25 years ☐ 30 years ☒ 25 years ☐ 50 years Roof Warranty
☒ Brand **ga. Snaploc standing seam metal**
☒ Color **Galvalume**
☒ Paint Vinyl Pipes to Match Roof and Replace All **all**
☒ Trim Back Minor Tree Limbs
☒ Remove Debris from Gutters
☒ Roof Vents
☒ Plywood additional \$50 per sheet if needed
☒ Clean Up & Haul Off All Trash From Roof and Yard
☒ Roll Yard with Magnetic Roller Daily
☒ X# **-5-** Years Guarantee on Labor
☒ CLEAR CHOICE ROOFING TO FURNISH ALL MATERIALS AND LABOR
☐ Any and all supplemental checks from insurance co. shall be turned over to clear choice roofing upon receipt

☒ **EXTRA WORK Flat roofing included. Metal roofing includes re-roof permits as applicable - and working with historical issues.**

Note: All metal roofing to be striated. Galvalume coating has a 35yr warranty from the manufacturer.

Berridge Classic or Victorian metal shingles proposal = \$34,544.00

All material is guaranteed as is as specified and the above work to be performed in accordance with the drawings and specifications submitted to above work and completed as a subcontractor's obligation for the sum of *******Twenty Four Thousand Six Hundred Twenty******* Dollars

(\$ **24,620.00**)

1. with payments to be made as follows:

2. Down with 50% due upon delivery of material & balance due upon completion. * Metal costs require 50% upon signing 25% upon start & balance upon completion

\$7255.00 down on contract for metal order - balances on completion

THIS CONTRACT IS SUBJECT TO CHAPTER 27, TEXAS PROPERTY CODE. THE PROVISIONS OF THAT CHAPTER MAY AFFECT YOUR RIGHT TO RECOVER DAMAGES ARISING FROM THE PERFORMANCE OF THIS CONTRACT. IF YOU HAVE A COMPLAINT CONCERNING A CONSTRUCTION DEFECT ARISING FROM THE PERFORMANCE OF THIS CONTRACT AND THAT DEFECT HAS NOT BEEN CORRECTED THROUGH NORMAL WARRANTY SERVICE, YOU MUST PROVIDE NOTICE REGARDING THE DEFECT TO THE CONTRACTOR BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOT LATER THAN THE 90th DAY BEFORE THE DATE YOU FILE SUIT TO RECOVER DAMAGES IN A COURT OF LAW. THE NOTICE MUST REFER TO CHAPTER 27, PROPERTY CODE, AND MUST DESCRIBE THE CONSTRUCTION DEFECT. IF REQUESTED BY THE CONTRACTOR, YOU MUST PROVIDE THE CONTRACTOR AN OPPORTUNITY TO INSPECT AND CURE THE DEFECT AS PROVIDED BY SECTION 27.004, PROPERTY CODE.

Pitch Roof **3-8:12** Flat Roof

(Purchaser's Signature)

Date

Actual **3566**

Actual

(Joint Purchaser's Signature)

Date

Total **3728**

Total

Clear Choice Roofing

Ridge **118**

Guard

By: **Rick Ackermann**

Date

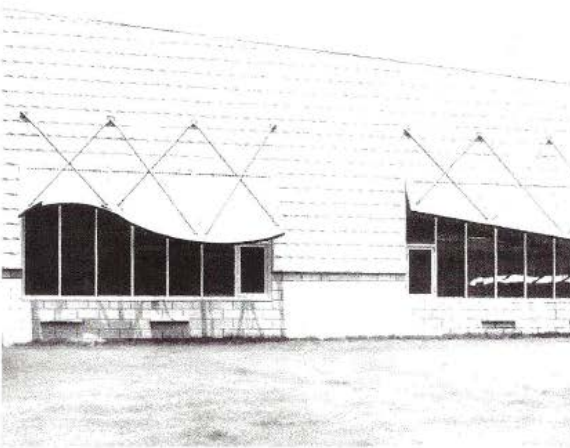
(Clear Choice Representative Signature)

SEE TERMS ON REVERSE SIDE THAT FORM A PART OF THIS AGREEMENT

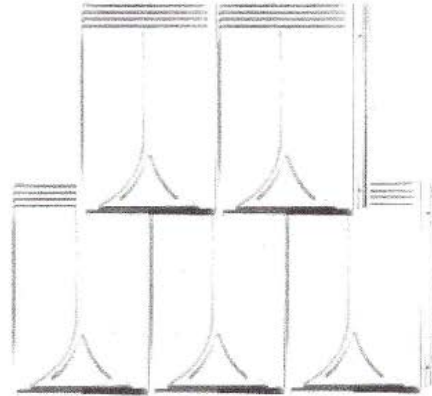
Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

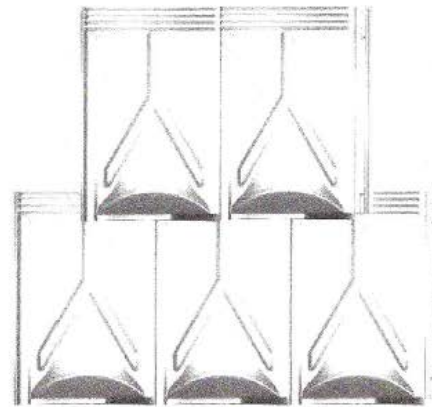
- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
- Miami-Dade Approved



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com



Victorian Shingles
9" x 12" Coverage



Classic Shingles
9" x 12" Coverage

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge Victorian or Classic Shingles as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:

Each shingle to have a stamped design with 9" x 12" coverage.

MATERIALS AND FINISH

Reference web site: www.berridge.com

CONSTRUCTION DETAILS

Reference web site: www.berridge.com