

**STAFF REPORT  
HISTORIC AND CULTURAL LANDMARKS COMMISSION  
CITY OF FORT WORTH, TEXAS**

DATE: February 8, 2016

COUNCIL DISTRICT: 8

***GENERAL INFORMATION***

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<b>REQUEST</b>	Certificate of Appropriateness
<b>APPLICANT/AGENT</b>	YMCA of FW d/b/a Center for Transforming Lives
<b>LOCATION</b>	3401 Avenue I
<b>ZONING/ USE (S)</b>	CF/HC
<b>NEIGHBORHOOD ASSOCIATION</b>	Individual

***ANALYSIS OF PROPOSED WORK***

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**CERTIFICATE OF APPROPRIATENESS**

The applicant requests a Certificate of Appropriateness to replace the original roof tiles.

**APPLICABLE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

***FINDINGS/RECOMMENDATIONS***

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At the January 11, 2016, HCLC meeting, the Commission continued this request so that the applicant may provide samples of the concrete roof tile for the Commission to review at the February meeting, and also to give the applicant time to research alternate materials as suggested by the staff. Please see the attached documents provided by the applicant regarding the cost difference between the various roof materials.

The following is the staff analysis from the January 11, 2016, staff report:

The applicant is requesting to replace the original green tile roof on the structure. The roof is in disrepair with several missing and broken tiles. This has led to leaks and water damage on the interior of the structure. The applicant's original intention was to repair the existing roof in-kind. However, they have been unable to locate matching tile to replace the broken tile on the roof.

Most particularly the issue is finding replacement tile for the edge pieces. In addition, any replacement tiles must be able to lock with the historic tile. Finding an existing matching tile that will lock with the historic tile has proved challenging as well.

After failing to locate matching tile, the applicant contacted their insurance company with a request to replace the entire roof with all new tile. The insurance company conducted its own search to locate matching tile and was also unsuccessful.

The proposed replacement tile is a green concrete roofing tile made by Boral. Though the shape of the tile is similar, it is larger than the original by several inches. It is also thicker than the original tile. The green color is similar but lighter than the original. The applicant will bring samples of the proposed roof tile to the public hearing for the commission to view.

The National Park Service's Preservation Brief 30, on the Preservation and Repair of Historic Clay Tile Roofs, recommends replacing an entire tile roof when 30% or more of the roof tiles are damaged or lost. The applicant has indicated to Staff that at least 40-45% of the tiles require replacement. In addition, the Brief states that:

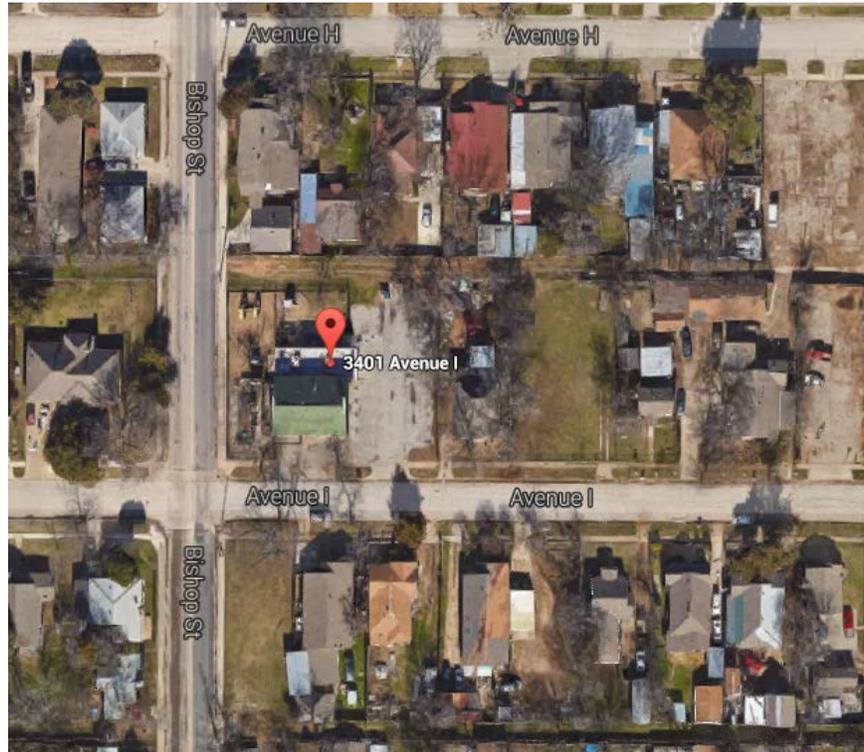
*“The most important repair to avoid is replacing broken or missing roof tiles on a historic building with materials other than matching natural clay tiles. Concrete, metal or plastic tiles are generally not appropriate substitutes for clay roofing tiles. They lack the natural color variations of clay tile, and they do not have the same texture, shape, thickness or surface irregularities.*

*Although much concrete tile and composition tile is produced to resemble the general shape, if not the exact profile, of clay roofing tiles, concrete tile is generally too thick and also lacks the range of colors inherent in natural clay tile. Concrete tile is not a compatible substitute material to repair or replace individual historic clay tiles.”*

Preservation Staff also attempted to locate matching tile to the original and was unsuccessful in finding an exact match. However, Staff was able to find a 14inch flat interlocking clay tile, made by Ludowici ([www.ludowici.com](http://www.ludowici.com)). Ludowici's Williamsburg 14inch interlocking tile has a scored sawn wood shake texture that is similar to the texture of the original green tiles. The Williamsburg tiles have a permanent non-fading finish and won't rot, warp, curl or burn like other tile types. The product comes in multiple shades of green. Staff believes that this particular product comes closer to the size, texture, and color of the original tiles than the proposed cement product.

Staff recommends the following motion: **Motion to approve the replacement of the original tile roof with the Ludowici Williamsburg 14 inch flat interlocking clay tile in a similar green shade (or other similar flat interlocking clay tile in green).**

Supplemental Information



Aerial

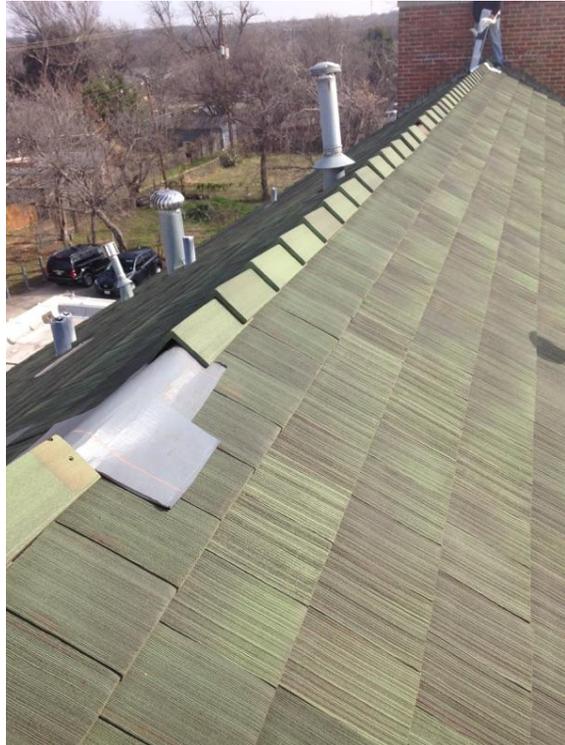


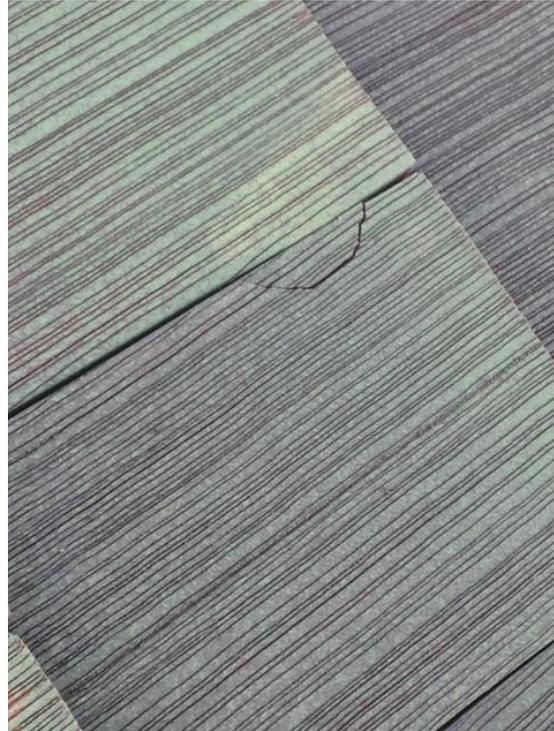
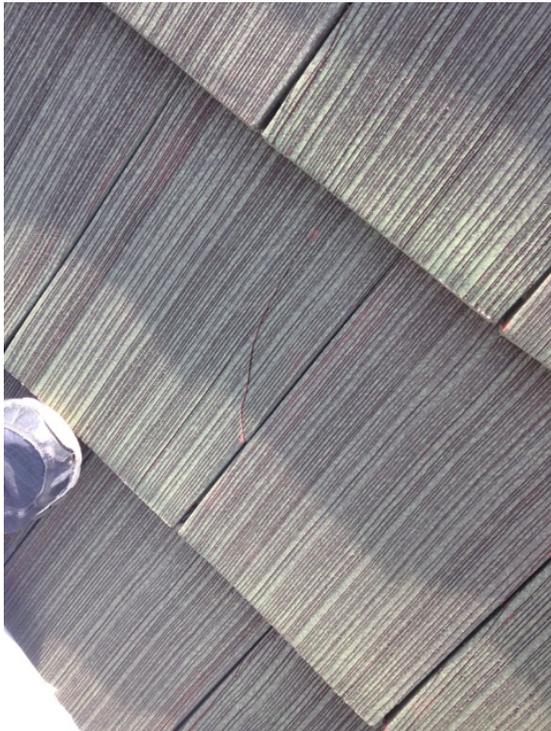
Existing South (Front) Façade of Main Structure

Photos of Existing Roof



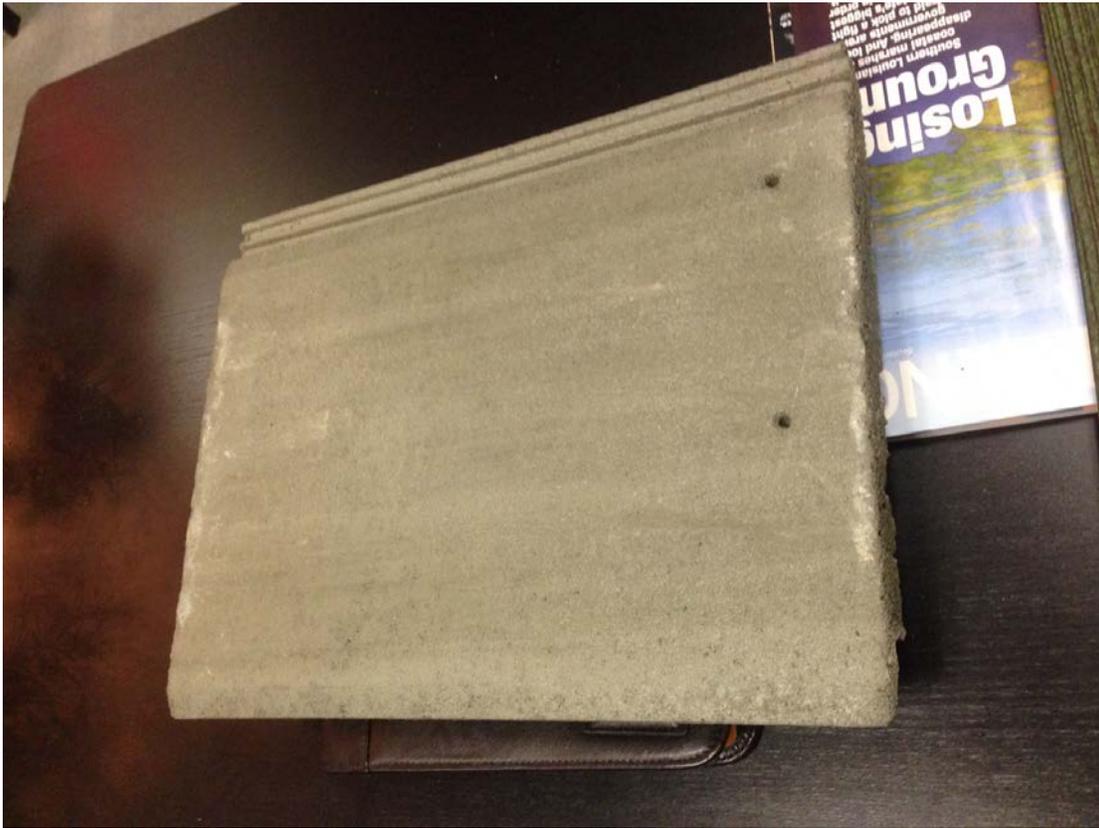








Photos of Proposed Tile



Proposed Tile on the left; Historic Tile on the Right





Images Below are from the Boral Website



Sample image of a green Boral cement tile roof

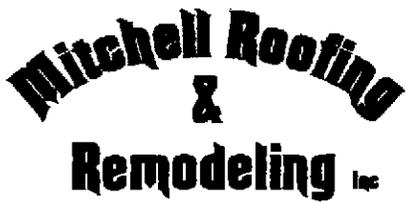
Images Below are from the Ludowici Website



Close-up of Ludowici's 14inch Williamsburg tile (not shown in green)



Roof has the 14inch flat interlocking tile in "Vintage Green"



BID PROPOSAL NO. \_\_\_\_\_



PO Box 23  
Burleson, TX 76097  
Office... 817.426.3311  
Fax..... 817.426-3315  
info@mrrtx.com • www.mrrtx.com

Owner's Name: <b>The Center for Transforming Lives</b>		Owner's Address: <b>3401 Ave I</b>	
Owner's City: <b>Fort Worth</b>	Owner's Zip Code: <b>76150</b>	Owner's Phone:	Owner's Work Phone:
Project Name & Address:			Email:

a. **Scope of Work:** Mitchell Roofing & Remodeling Inc. hereby submits the following specifications and estimates:

**Complete Re-Roof**

- Remove existing tile, underlayment, stringers , battons and all roof flashing.
- Inspect all decking and repair if needed to meet warranty requirements of Boral.
- If decking repairs are needed there will be a change order submitted at that time.
- Install new roof Using Boral concrete Tiles, Trim, and accessories to meet warranty requirements.
- Price includes skytrack operated by licensed operators, all staging and safety equipment and precautions and a Portable Toilet on site at all times.

**Exclusions:**

- Any decking, wood trim or mortar unless approved by signed change order.

**General Notes:**

- All work will be according to the above scope of work and Boral Tile requirements for full warranty.
- An employed supervisor will be on premises for the duration of the project.
- All safety precautions will be taken at all times including caution tape and or barriers and fall protection.
- Site will be kept clean at all times with trash removed from site daily where possible.
- Staging will be approved prior to start date.

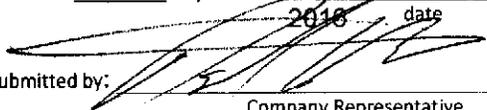
THIS LIST OF SPECIFICATIONS MAY BE CONTINUED ON SUBSEQUENT PAGES (SEE PAGE NUMBER BELOW)

b. **Not Included:** This proposal does not include any work not listed above.

c. **WE PROPOSE** to furnish material, equipment and labor in accordance with the above specifications for the sum of:

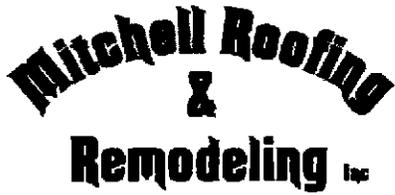
**\$24,763.01** dollars

**NOTE:** This proposal may be withdrawn if not accepted within 30 days from Monday January 25.

Respectfully submitted by:   
Company Representative

d. **WE ACCEPT** the prices, specifications, and terms as stated in this bid proposal are approved. We authorize you to draw up all necessary contract documents so work can begin.

\_\_\_\_\_  
approved and accepted (owner or owner's authorized agent)      date  
  
\_\_\_\_\_  
approved and accepted (second owner - if any)      date



BID PROPOSAL NO. \_\_\_\_\_



PO Box 23  
Burleson, TX 76097

Office... 817.426.3311

Fax..... 817.426-3315

info@mrrtx.com • www.mrrtx.com

Owner's Name: The Center for Transforming Lives		Owner's Address: 3401 Ave I	
Owner's City: Fort Worth	Owner's Zip Code: 76150	Owner's Phone:	Owner's Work Phone:
Project Name & Address:			Email:

a. **Scope of Work:** Mitchell Roofing & Remodeling Inc. hereby submits the following specifications and estimates:

**Complete Re-Roof**

- Remove existing tiles including Battens, Stringers, underlayment, and all roof flashing.
- Inspect all decking and assess any needed repairs to meet warranty requirements of Ludowici.
- If decking repairs are needed there will be a change order submitted at that time.
- Install new roof Using Ludowici Williamsburg 14" Tiles, Trim, and accessories to meet warranty requirements including all copper flashing and nails, See Attached spec sheets.
- Price includes skytrack operated by licensed operators, all staging and safety equipment and precautions and a Portable Toilet on site at all times.

**Exclusions:**

- Any decking, wood trim or mortar unless approved by signed change order.

**General Notes:**

- See attached sheets regarding tile approvals and lead times from Ludowici.
- All work will be according to the above scope of work and Ludowici's requirements for full warranty.
- An employed supervisor will be on premises for the duration of the project.
- All safety precautions will be taken at all times including caution tape and or barriers and fall protection.
- Site will be kept clean at all times with trash removed from site daily where possible.
- Staging will be approved prior to start date.

THIS LIST OF SPECIFICATIONS MAY BE CONTINUED ON SUBSEQUENT PAGES (SEE PAGE NUMBER BELOW)

b. **Not Included:** This proposal does not include any work not listed above.

c. **WE PROPOSE** to furnish material, equipment and labor in accordance with the above specifications for the sum of:

**\$53,775.64** dollars

**NOTE:** This proposal may be withdrawn if not accepted within 30 days from Monday January 25

2016 date

Respectfully submitted by:

\_\_\_\_\_  
Company Representative

d. **WE ACCEPT** the prices, specifications, and terms as stated in this bid proposal are approved. We authorize you to draw up all necessary contract documents so work can begin.

\_\_\_\_\_  
approved and accepted (owner or owner's authorized agent)

\_\_\_\_\_  
date

\_\_\_\_\_  
approved and accepted (second owner - if any)

\_\_\_\_\_  
date

From: Peter Heinz [REDACTED]  
Subject: Ludowici Roof Tile: YWCA Fort Worth  
Date: January 15, 2016 at 3:15 PM  
To: Daniel Mitchell [REDACTED]

Daniel,

Attached are three (3) documents:

1. Material Cost Estimate: TOLA 2016-003 YWCA Mitchell Rfg.xlsx
2. Ludowici Sample Submittal Form (complete top half and send a copy with your samples directly to Ludowici). They will need to see a couple of complete, unbroken tile representing the color range of the roof you want to match. Your photo looked like there was a pretty broad range from light to medium to dark (glaze coverage), so you will want to send as good a representation as you can. Pack carefully so they do not get broken in transit.
3. Williamsburg-14" product information sheet.

The quote is an active Excel spread sheet. You can change the quantities if required and it will recalculate your landed cost as long as you stay above 20 square of field tile. If project requirements are less than 20 square, I will have to requote the project.

Pricing is based on quantities you provided, no additional waste has been added.

Standard Williamsburg-14" finish with custom "Match Existing" glaze pending submittal review by Ludowici.

Freight is an estimate only based on current freight rates, subject to change without notice.

Sales tax is estimated at 8.25% for this order but will be billed at the rates prevailing for the delivery zip code when shipped.

#### Lead Time:

Ludowici requires signed-off approval tags for profile, finish, and color prior to order entry. Since this is "Match Existing" submittals will have to be received and reviewed by Ludowici before a determination can be made on what color to order for the approvals. Ludowici requires 3-5 days after receipt of samples to provide me with an Incoming Sample Report giving me the glaze codes I need to order the samples.

Sample order will consist of 1 piece of Williamsburg-14" field tile in whatever color is available for profile approval and 3 slabs (6"x12") in Williamsburg scored finish and recommended color glaze. A tag will be attached to the field tile and to one of the slabs which will have to be signed-off as "Approved" and a copy of the tags sent in with your order. Allow 10 days to 2-weeks after Incoming Sample Report is generated by Ludowici for samples to be made and shipped.

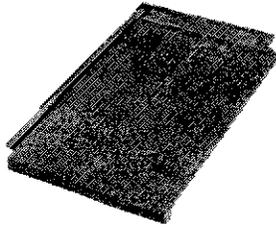
Production lead time varies week to week depending on production loads on the specific lines that produce the profile and trim package for your order.

Current lead time for Williamsburg-14" is running 4-6 weeks after order entry, approvals, and receipt of any required deposits. Custom orders, including custom "Match Existing" glaze order require a 50% deposit with order.

"V" Hip & Ridge trim is also running 4-6 weeks at this time.

Next step is for you to submit samples with a copy of the Sample Submittal Form.

- 75 Year Warranty
- Colorfast
- Maintenance Free
- Noncombustible
- All Climates



Ludowici's Williamsburg 14"™ interlocking tile has a scored sawn wood shake texture and a square butt giving the same texture and character of wood shakes. However Williamsburg 14"™ tiles has a permanent non-fading finish and won't rot, warp, curl or burn like wood shakes.

For a more nuanced appearance consider Georgian™ shingle tile.



Williamsburg 14"™ interlocking tile in Aged Cedar

## Colors

Available in all standard and custom colors, mists and blends. Visit [Ludowici.com](http://Ludowici.com) to explore the full palette.

## Textures

Williamsburg 14"™ tile has a scratched wood shake surface and can be weathered for a more aged appearance.

## Green Attributes

### Sustainability

Ludowici roofs are designed to last more than 100 years. Even though most roofing materials need regular and routine maintenance they still need to be replaced every 10-30 years, incurring renewed manufacturing, logistical and installation impacts.

### Recyclable

Ludowici roof tile can be reused on other buildings or crushed for numerous other applications. Clay tile is totally inert.

### Energy Efficiency

Clay roof tile has a 25% energy savings over asphalt shingles.

### Manufacturing Process

Made from clay and water, clay tile neither contains nor uses toxic chemicals or petroleum products during manufacturing.

### LEED/Energy Star

Over 27 colors have multiple certifications.

For more information visit [Ludowici.com](http://Ludowici.com).



## Physical Characteristics

Weight per Square	800 lbs.
Pieces per Square	158
Overall Size	9" x 14" x 7/8"
Exposure	8-1/4" x 11" x 7/8"
Minimum Slope	3:12

## Ludowici Approvals

Miami-Dade NOA No: 07-0914.10  
 State of Florida Approval No: FL 10418.6  
 ASTM C1167 Grade 1 Roof Tile  
 with Water Absorption less than 2%  
 Class A Fire Rated



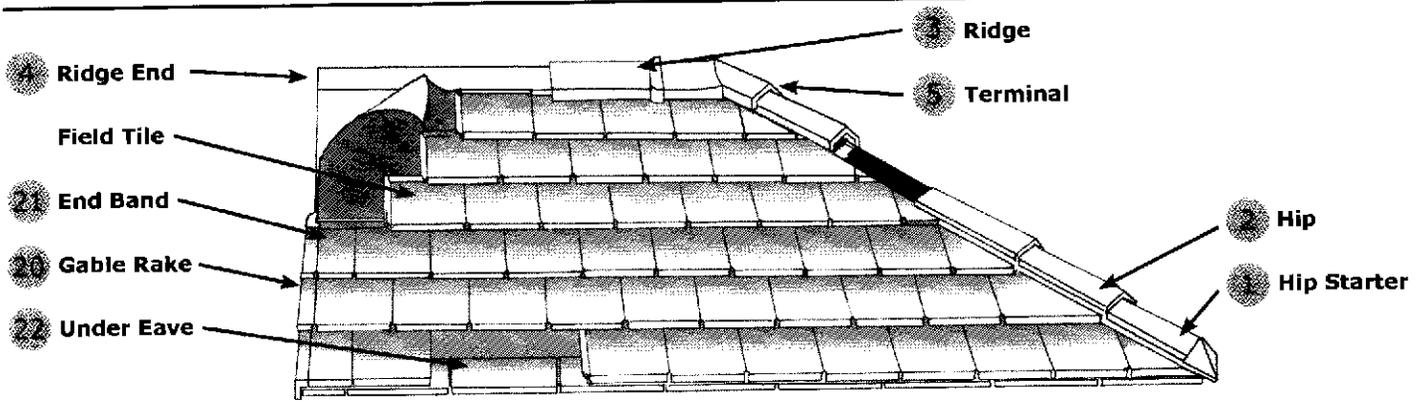
ISO 9000:2008

## Warranty



All Ludowici tile carries a 75 year warranty against color fading and manufacturing defects. Visit [Ludowici.com](http://Ludowici.com) for a full copy of our warranty.

Made in America  
for over 120 years



## Hip & Ridge

Visit [Ludowici.com](http://Ludowici.com) to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters

	1 Hip Starter	2 Hip	3 Ridge	4 Ridge End Cap	5 Terminal		
<b>V-Hip &amp; Ridge Trim Group</b>	V-Hip Starter	V-Hip	V-Ridge	V-Ridge End	V-Terminal		
<b>118/211 Hip &amp; Ridge Trim Group</b>	168 Hip Starter	118 Hip Roll	211 Ridge	211 Ridge End	118/211 Terminal		
<b>Circular Cover Hip &amp; Ridge Trim Group</b>	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Ridge End	CC-Terminal	CC-High Bump Terminal	
<b>102/206 Hip &amp; Ridge Trim Group</b>	152 Hip Starter	102 Hip Roll	206 Ridge	206 Ridge End	102/206 Terminal	405 High Bump Terminal	406 High Bump Gable Terminal

## Fittings

	20 Detached Gable Rake	21 End Band	22 Under Eave
	Left Rake	Right Rake	End Band
<b>Length</b>	14"	14"	12"
<b>Exposure</b>	11"	11"	12"
<b>Weight</b>	2 lbs./pc.	3.3 lbs./pc.	2.3 lbs./pc.

