

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Thursday, September 19, 2024; 5:00 PM

Police Department | 416 Harrison Street | Community Room

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the September 10, 2024 meeting minutes.
- III. Communications
- IV. Old Business
 - 1. Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]
- V. New Business
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: October 8, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/19/2024

Subject:
Consideration of the September 10, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The September 10, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 9-10-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 10, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Hustedde, Gomez, Adams, Eaton

Excused: Franken, Kretz

Staff Present: Berkley, Werderitch

II. Secretary's Report

1. Consideration of the August 13, 2024 meeting minutes.

Motion by McGivern, second by Gomez, to approve the August 13, 2024 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

The City welcomed its three newest members. Werderitch provided an update on the Heart of Downtown Davenport Walking Tours and the Gold Coast-Hamburg District 2024 Tour of Homes.

IV. Old Business

V. New Business

1. Case COA24-16: Request for the installation of a new roof at 628 Ripley Street. The William H. and Emma A. Ruser House is located within the Hamburg Local Landmark Historic District. David LaRoque, petitioner. [Ward 3]

Staff introduced the request to install a new roof and gutter system. The proposed replacement product is Owens Corning TruDefinition Duration Shingles, which staff consider to be a replacement in-kind.

Staff made a recommendation to approve the Certificate of Appropriateness to install a new roof at 628 Ripley Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.

2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

A representative of the project was in attendance to answer questions on behalf of the property owner.

Motion by McGivern, second by Gomez, to approve Case COA24-16 in accordance with the submitted materials. Motion to approve passed by a roll call vote (5-0).

2. Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Staff presented a history of the property and prior Certificate of Appropriateness Application approved in 2021. Due to financial constraints and issues with contractors, the property owner submitted a new application requesting removal of the clay tile roof and installation of an asphalt shingle product. The historic property inventory sheet identifies the roofing material as red clay tile, which is also listed as a defining architectural feature. Red clay tile roofs are uncommon in the City of Davenport, making the preservation of this material imperative. While staff are sympathetic to the higher product and installation cost associated with red clay tile, the replacement asphalt shingle does not convey the same visual appearance. Without the French clay tile roof, the character of the William H. Wiese Residence is diminished.

Staff made a recommendation to deny the Certificate of Appropriateness to install a new roof at 709 Brown Street in accordance with the submitted scope of work.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. Switching from a red clay tile roof to an asphalt architectural shingle fails to meet the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Dawn and Gabriel Santiago, petitioners, were in attendance to answer questions. The homeowners explained the history of the project and hardships endured with replacing the original clay tile roof.

The Commission inquired about alternative roofing materials that better match the original clay tile, but at a more affordable price point. The Commission advised the homeowner to pursue composite clay tile that visually replicates the appearance, color, and dimensions of the historic tile.

The Santiago's are open to pursuing other roofing products and offered to leave the meeting to retrieve a composite product sample from their house. The Commission agreed to move forward with the agenda and return to this item once the applicant returned.

Motion by McGivern, second by Adams, to take a recess. Motion was unanimously approved by voice vote (5-0).

Motion by Eaton, second by Gomez, to resume the meeting. Motion was unanimously approved by voice vote (5-0).

The Santiago's returned with a sample of the historic clay tile. However, they were unable to locate a material sample of a replica tile. The owners were open to having a discussion with the roof contractor regarding the composite clay tile as a replacement option.

Motion by McGivern, second by Gomez, to table Case COA24-17 to allow the applicant additional time to pursue alternative roofing materials that better replicate the historic appearance of the clay tile. Motion to table Case COA24-17 passed by a roll call vote (5-0).

3. Case DNRHP24-01: Request for demolition of the detached garage at 739 Perry Street. The Roslyn Flats is individually listed on the National Register of Historic Places. Palmer College Foundation, petitioner. [Ward 3]

Staff presented an overview of the request. Palmer College of Chiropractic purchased the 13-unit apartment building in 2023 for the purpose of providing additional student housing. The request is to demolish the existing garage at the rear of the site to facilitate a more efficient parking layout for the residents. According to County records, the 24' by 60' (1,440 square foot) garage was constructed in 1925, nearly 25 years after the construction of the apartment building. The garage appears to be a concrete block surfaced with stucco. It is in a state of deterioration with cracked and failing walls.

Greg Gowey, Studio 483 Architects, was in attendance to answer questions on behalf of Palmer College.

Staff recommended that the Historic Preservation Commission approve demolition of the detached garage at 739 Perry Street.

Findings:

1. The detached garage does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.
2. The detached garage does not embody the distinctive architectural characteristics of the original structure, nor does it represent the work of a master builder or architect.

Motion by Eaton, second by Adams, to approve Case DNRHP24-01 in accordance with the submitted materials. Motion to approve passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

The City welcomed its three newest members and gave introductions.

VIII. Adjourn

Motion by McGivern, second by Gomez, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:01pm.

IX. Next Commission Meeting: October 8, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/19/2024

Subject:

Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 709 Brown Street in accordance with the revised roofing material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The composite barrel tile generally complies with the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

Revised Request: Installation of a new roof. The existing material is French clay tile. The proposed replacement product is Composite Spanish Barrel Tile.

Scope of Work:

1. Remove the existing roof on the residence.
2. Remove underlayment.
3. Remove and replace any and all damaged plywood.
4. Install ice and water shield.
5. Install underlayment.
6. Install selected roofing products per specifications.
7. Install hip and ridge.
8. Install new pipe jacks.
9. Install new flashings.

Project Review:

The Historic Preservation Commission tabled the Certificate of Appropriateness Application at its September 10th meeting to allow the applicant additional time to explore alternative roofing products. The goal is to identify a roofing material that best resembles the appearance of the original clay tiles, but at a more affordable price point.

Following the meeting, the homeowner explored product options with their contractor. As a result, the applicant is revising the roofing material from asphalt shingles to Brava Composite Spanish Barrel Tile. This product is marketed as a viable alternative to traditional clay tile. The lightweight synthetic roofing material prevents the need for costly structural support, reduces installation costs, and decreases roof maintenance.

In addition to the material change, the homeowner is also proposing switching from a French tile to a Spanish tile. French tiles are lower profile and have two flutes per tile. Whereas Spanish tiles are S-shaped and barrel-shaped. While Brava offers a variety of colors, the tile product line is only available with the Spanish tile.

The applicant selected the Antique Clay colored tile. This warm hue mixes brown and light orange tones for a timeless and classic aesthetic. Staff believe this color option generally resembles the existing roof color. The applicant intends to bring a material sample to the meeting for the Commission to review.

The historic property inventory sheet identifies the roofing material as red clay tile, which is also listed as a defining architectural feature. Red clay tile roofs are uncommon in the City of Davenport, making the preservation of this material imperative.

Staff are sympathetic to the higher product and installation cost associated with traditional red clay tile. Without this roofing material, the character of the William H. Wiese Residence would be diminished. The replacement synthetic tile generally matches the old in design, color, and other visual qualities. Therefore, staff view the composite clay tile as a viable alternative that provides affordability for the homeowner while still maintaining the appearance of the historic red clay tile roof.

The project generally complies with The Secretary of the Interior's Standards for Rehabilitation, which **do not** recommend the following:

1. Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
3. Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Attachments:

1. Application
2. Brava Composite Clay Tile Roofing
3. Photos

4. Staff Report for Asphalt Shingle Roof
5. Historic Site Inventory Sheet
6. Historic Site Inventory Sheet-2016
7. Preservation Brief: The Preservation and Repair of Historic Clay Tile Roofs
8. Historic Preservation Ordinance Review Standards



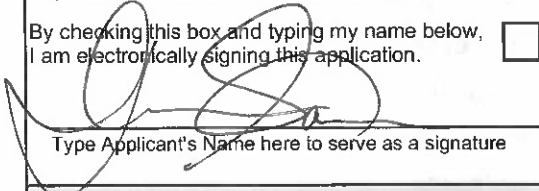
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

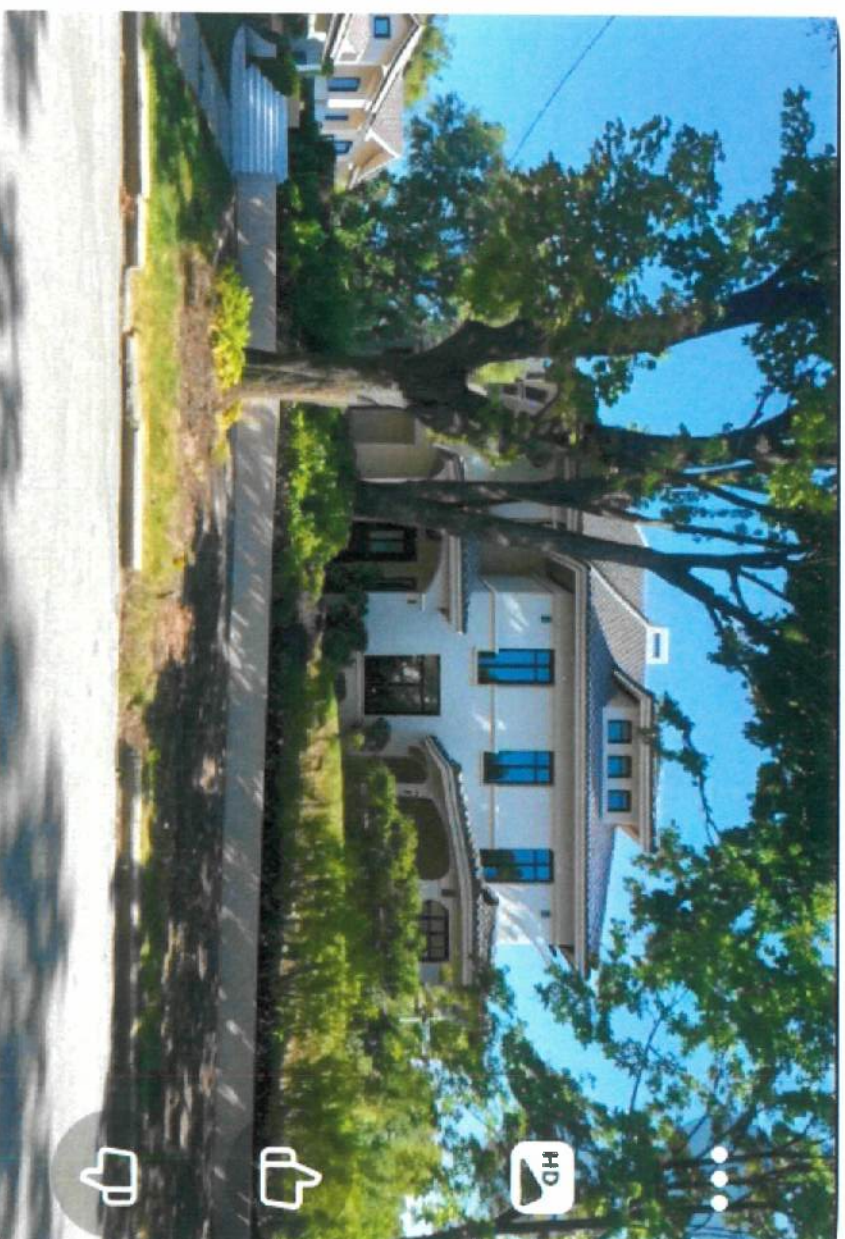
APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Dawn Santiago		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 709 Brown St Davenport IA 52802		
Address 709 Brown St		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Change Roofing material of home from clay tile to architectural shingles.		
City State Zip Davenport IA 52802		APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration		
Phone 678-898-9376		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
Secondary Phone				
E-Mail Address dsantiagoRNDS@gmail.com				
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☐		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF ☐ all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades ☐ Proposed color building/sign elevations to scale ☐ rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer ☐ MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) ☐ Grading Plan with 2 foot intervals (if needed) ☐ Mechanical Screening shall be shown ☐ Materials Board of sample building materials proposed ☐ * Major Additions & New Buildings may require more extensive information		
Type Applicant's Name here to serve as a signature  Date 8/11/2024				
DEVELOPMENT TEAM				
Property Owner				
Address				
Phone Secondary Phone				
E-Mail Address				
Project Manager/Other				
Address				
Phone Secondary Phone				
E-Mail Address				
		Formal Procedure Application Fee: NONE		
		(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.		
		(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.		
		(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does not vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.		
Submit this form with attachments to: planning@davenportiowa.com				

Charming Hillside Home with Wrap- Around Veranda





ROOF QUOTE



Project Details

Name: Dawn Santiago

Address: 709 Brown St

City: Davenport - **State:** IA - **ZIP:** 52802

Full Tear-Off Replacement / Tile to 3D Architectural Shingle

Contract Price: \$37,300

Financing: Available, Pending Credit Approval

Warranty: 30 Years

Highest roofing fire rating – UL class A, dura grip – reduces the risk of shingles blow off. Warranted to withstand winds up to 130 mph and lifetime transferable warranty, algae resistant

What's Included:

Contract Price includes the following line items:

- Remove the existing roof on the residence
- Remove underlayment
- **Remove and replace any and all damaged plywood**
- Install ice and water shield (Colder Climate's Only)
- Install underlayment
- Install selected roofing products per specifications
- Install hip & ridge
- Install new pipe jacks
- Install new flashings
- Clean up all job related debris
- City Permit is included in the price

All roofing crews are licensed, insured and safety on the job site is our top priority.



Invista Home LLC - www.goinvista.com - Phone: (855)-337-3200



ROOF QUOTE



Detailed Breakdown:

1. *Project Planning and Preparation*

- Conduct a preliminary inspection of the roof.

1.2. *Permits and Approvals*

- Obtain necessary permits from local authorities.
- Ensure compliance with building codes and regulations.

2. *Material Procurement*

2.1. *Order Shingles*

- Include additional shingles for overage and waste.

2.2. *Other Materials*

- Order underlayment, roofing nails, flashing, drip edges, and sealants.
- Ensure availability of safety equipment and tools.

3. *Site Preparation*

3.1. *Setup Safety Measures*

- Install safety harnesses, guardrails, and other safety equipment if needed

3.2. *Prepare Work Area*

- Set up ladders, scaffolding, and workstations if needed

4. *Removal of Existing Roof*

4.1. *Remove Old Tile*

- Carefully remove all old Material and flashing.
- Dispose of old materials in a rented dumpster.

4.2. *Inspect Roof Decking*

- Check for any damaged or rotten decking.
- Replace any damaged sections with new plywood.





ROOF QUOTE



5. Installation of Underlayment

5.1. Install Synthetic Underlayment

- Roll out and secure synthetic underlayment over the entire roof area.

6. Installation of Shingles

6.1. Install Starter Strip

- Apply starter strip shingles along the eaves.

6.2. Install Shingles

- Begin shingle installation from the bottom edge, working upwards.
- Ensure proper alignment and overlapping.
- Nail shingles according to manufacturer specifications.

6.3. Install Ridge Cap

- Apply ridge cap shingles along the roof ridges.

7. Flashing and Sealant

7.1. Install Flashing

- Install flashing around chimneys, vents, and other roof penetrations.

7.2. Apply Sealant

- Apply roofing sealant around flashing and other vulnerable areas.

8. Final Inspection and Cleanup

8.1. Inspect Work

- Conduct a thorough inspection to ensure all work meets quality standards.
- Address any deficiencies or touch-ups.

8.2. Cleanup Site

- Remove all debris and materials from the site.
- Ensure the property is left clean and tidy.





ROOF QUOTE



9. Project Completion

9.1. Final Walkthrough

- Conduct a final walkthrough with the client.
- Explain the work done and provide maintenance tips.

9.2. Documentation

- Provide the client with warranty information and documentation.
- Ensure all paperwork is completed and filed appropriately.

9.3. Payment and Sign-Off

- Process final payment and obtain client sign-off on project completion.

*This breakdown covers all major steps and can be adjusted based on specific project requirements or unexpected developments.





Dawn Santiago <dedwardsrn05@gmail.com>

Re Dawn and Gabriel Santiago

Eric Mail <mail@puryearlaw.com>

Mon, Feb 28, 2022 at 2:49 PM

To: Dawn Santiago <dedwardsrn05@gmail.com>

Dear Dawn:

I reached out to Colin with Country Financial to let him know I am representing you in this case. I want to confirm that there is a new contractor involved and that we are able to continue/extend the deadline. Please let me know who you have involved at this point.

In my initial review it would appear that all three parties you had dealt with have messed up in some way that has impacted the project. Starting at the top, Country Financial has, it would seem, under quoted the job, which has left Josh, in his slight defense, unable to engage appropriate subcontractors to complete the work. That's probably looking at it favorably for him, but I do not see that necessarily rising to a defense, because the back and forth was not communicated to you.

Nevertheless, I think right now the immediate need is to establish who is stepping in as a contractor and what will be needed to move forward with the work immediately. We will then be able to coordinate with regard to a calculation of damages and to set forth a demand to the responsible parties.

To the extent that Country Financial continues to underestimate the needed work to be done, we have to address that. I do not have a sense yet from Colin whether that will be the case.

[Quoted text hidden]



Dawn Santiago <dedwardsrn05@gmail.com>

Re Dawn and Gabriel Santiago

Dawn Santiago <dedwardsrn05@gmail.com>

Mon, Feb 28, 2022 at 2:17 PM

To: Eric Mail <mail@puryearlaw.com>

Eric

In response to your email. We hired Josh Harris as the contractor for the roof. There was significant damage to the inside of the home as the insurance company did stall with providing the repairs needed and the with the roof repair. To my understanding the roof needed to be replaced prior to completing the work on the inside of the house. However, with the snow and the delays for approval from the insurance company the damage (leaks, falling ceiling, mold, warped hard wood floors, trim, etc) continued to increase. Josh suggested hiring his PA (Paul) who was supposed to estimate the inside damage and tarp the roof with an agreed upon price of \$5000 to \$7000 between the insurance company and Josh. Paul showed up on a weekend evening with his crew from Chicago to tarp roof and assess the damage. The flooring had warped from the water damage. As I sat in the living room, the crew began to come through the house with flooring that they removed from the room that had water damage. Neither my husband or myself gave the ok to do this work. They left all of the trash and wood for us to haul away. The first crew began shrink wrapping the roof as Paul told us it was the only way to tarp our roof. He later offered us to do ALL of the repairs instead of Josh as he had his own company as well . We denied him that. He sent us a bill for \$15000 demanding payment and threatening to place a lien on our property. The insurance paid it deducting it from the amount allowable for repairs.

Tarp is up and protecting the inside. Now Josh delays in finding roofing crew to complete the work. He continued to argue between the insurance company in an attempt to get more money for the damages. The last straw was when he told me he was requesting \$80,000 from the insurance company for scaffolding. The delays between the roofer continued and we only had a certain amount of time to complete the repairs as they already allowed two extensions. Seeing this... the contract ended...we decided to get other estimates from other companies that could actually do the work.

I'm total I gave Josh Harris \$36,000. He only provided us pallets of tiles and no work at this time. The bricks are still outside in the snow and some roofers refuse to use tile in this condition.

I will attach or separately send the receipt of payment.

I will also send correspondence between Paul and I and between the insurance company as well.

I know the time is limited. We are trying to get another extension from the insurance company to complete this claim and finish our roof.

Thanks again for your help.

[Quoted text hidden]

Davenport Police Case Report

2022-00072962

Case Status	Clearance Disposition	Date/Time Officer Printing Report	Business Name
Closed No Arrest	Closed No Arrest	03/14/2023 15:55, 1177 - Denkmann	
Incident Type	Location/Address		
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802		
Time of Occurrence	Date	Time	To
08/01/2022	00:01	10/24/2022	16:15
Day of Week	Time Reported	Date	Time
Monday	10/24/2022	16:15	
Involved #1			
Last Name	First Name	Middle Name	Race
RUIZ	ALBERTO		Hispanic
Sex	Birth Date	Age	Hgt
Male			
Wgt	Hair	Eyes	
Address		Employer/School	
		SELF EMPLOYED	
City	State	Zip	Residential Phone
			(775)671-4180
Social Security Number	Occupation	City	State
	Self Employed		Zip
Driver's License	DL State	Employer Phone	
Involved #2			
Last Name	First Name	Middle Name	Race
SCHWARZ	MICHAEL	HARVEY	White
Sex	Birth Date	Age	Hgt
Male	02/09/1956	66	6ft 1 in
Wgt	Hair	Eyes	
165	WHI	BLU	
Address		Employer/School	
2526 W 49TH ST		SCHWARZ CONSTRUCTION LLC	
City	State	Zip	Residential Phone
DAVENPORT	IA	52806	(563)210-5189
Social Security Number	Occupation	City	State
	Self Employed	DAVENPORT	IA
Driver's License	DL State	Employer Phone	
Victim #1			
Last Name	First Name	Middle Name	Race
SANTIAGO	DAWN	SHEREE	Black
Sex	Birth Date	Age	Hgt
Female	05/15/1976	46	5ft 4 in
Wgt	Hair	Eyes	
165	BLK	BRO	
Address		Employer/School	
709 BROWN ST		TRAVELING NURSE	
City	State	Zip	Residential Phone
DAVENPORT	IA	52802	(678)898-9376
Social Security Number	Occupation	City	State
	Unemployed		Zip
Driver's License	DL State	Employer Phone	
PROPERTY			
Property Codes	Property Type	Make	Model
Destroyed, Damaged or Vandalized	Structures-Single Occup Dwell		
Description		Serial Number	Value
DAMAGE TO TILE ROOF BY CONTRACTOR			\$10,000.00
Quantity	Units	Style	Date Involved
1,000	Each		10/24/2022 12:00:00 AM
Color	VIN	Recovered Date	
Property Owner			
SANTIAGO, DAWN SHEREE			
Contributing Officers			
1108 - Porth, Celia			

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type	Location	Reported Date/Time	Prepared By
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802	10/24/2022 16 15	Gnffin1131

On 10/24/2022 at about 16:15 hrs, the complainant came to the front desk to report a damage.

—Interview with Dawn Santiago (not verbatim)—

Dawn Santiago, DOB 05/15/1976, stated she hired a Michael Schwarz with Schwarz Construction, LLC, to do roof repairs at her home at 709 Brown Street in Davenport.

Santiago gave Schwarz a cashier's check for \$10,000.00 on 8/23/2022, at Santiago's residence so he could complete a tile roof repair consisting of replacing tiles and layers of wood that were damaged during the Derecho storm. The job was quoted at \$15,000 and the cashier's check was partial payment. Santiago's husband was not satisfied with the quality of the work and told Schwarz to stop the work. Schwarz allegedly was upset and unbeknownst to the Santiago's, Schwarz went back up to the roof and broke all of the roof tiles he had already replaced.

I consulted with Property Crime's supervisor Sgt. Noonan, who advised me to take a report for the Criminal Damage portion and to refer Dawn to pursue the unsatisfactory contractor work in Civil Court.

Santiago provided a copy of the second quote given to her by Schwarz, in which he wanted to add charges in the amounts of \$3,500 and \$48,000 to which Dawn declined.

Dawn estimates the damage done by the contractor at \$10,000 and will submit a quote by another company hired to fix the damage done by Schwarz.

I sent Dawn a link to upload videos, pictures and any other document she may have via Evidence.com.

Santiago described Schwarz as an old W/M, with gray hair and a mustache with the ends curled up. Santiago provided a phone number for Schwarz: (563)386-6838, and the address 2526 W 49th Street in Davenport.

Santiago wants to press charges.

—End of interview—

I was able to locate a Michael Schwarz in our system, matching the name and address provided by Dawn. A copy of the 2nd quote is attached to this report. I provided Dawn with the report number. Nothing further.

C. Porth (1108)

Lead PSG - Records Bureau

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type	Location	Reported Date/Time	Prepared By
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802	10/24/2022 16 15	Griffin1131

On Friday, 09 Dec 2022 at 0800 hours, I Officer Joyce (Badge#816), was given this case for further review. The case involves damage made to a roof top located at 709 Brown St. on 10/24/2022. The damage is claimed to be caused by the contractor who was supposed to be repairing the roof.

On 12/9/2022 I was able to contact the complainant identified as Dawn Santiago and get a phone statement from her.

PHONE STATEMENT FROM DAWN SANTIAGO

Dawn said she had hired a contractor, Michael Schwarz, to come repair damage to her roof which was caused by derechio. (roof is the old Spanish clay tiles style) Dawn said Michael advised her he can fix it because he is one of the only contractors in the area that has experience doing these types of roofs. The residence is 4 stories tall. Dawn said she and Michael worked a deal in which she would pay him \$11,000 now and \$5,000 later after the inspector came to make sure everything was good.

Dawn said during the work, her husband became unsatisfied with the work and told Michael to stop. Dawn said her husband and Michael got into a screaming match about it. Dawn said it was after this incident that Michael must have gone up to the roof and hammered some tiles on purpose causing more damage.

Dawn said Michael was only repairing one section of the roof at this time while the other sections had been covered in a tarp. Michael had supposedly almost finished the one section and was quoted only for that section (\$16,000). Dawn had advised that Michael had quoted the entire roof repair being close to \$48,000.

Dawn said she did not witness Michael destroying the tiles but that she could hear the hammering from downstairs. Dawn said since the incident, Michael has not returned to finish the roof and claim his next \$5,000 that he was originally owed due to their first agreement. (inspector had not yet been there and no more repairs had been completed). Dawn said she had a new contractor identified as Alberto Ruiz come in to fix what was left. Dawn said that once Alberto went up to see the roof, he came down and told her that it appeared some tiles had been recently hammered on. Dawn said Alberto took pictures of the roof and showed them to Dawn. (pics submitted into evidence.com along with ring door video where you can here hammering on the roof)

Dawn said that Michael hasn't even called her to get the rest of his money. Dawn said Alberto quoted her for \$14,600 to fix the supposedly already repaired section of roof that Michael had been working on. Dawn said the original \$11,000 is not disputed because she gave Michael the money to pay his workers and since Michael does not want to come work and get the rest of the \$5,000 then that's on him. The issue Dawn said is the damage she believes was caused by Michael when he hammered down some clay tiles on purpose.

Dawn was able to send me an email with the actual new quote for the cost in damage at being \$11,500 which was given by Alberto, the new contractor. In the email are also photos of the supposed damage caused by Michael.

END PHONE INTERVIEW WITH DAWN SANTIAGO

On 12/12/2022 I was able to make contact with Michael Schwarz.

PHONE STATEMENT FROM MICHAEL SCHWARZ

Michael said that he was hired to fix the repairs to a leaking roof at the location on Brown St. Michael said the woman (Dawn) and her husband insulted him and said he did not know how to do the job right. Michael said he tried to explain what he needed to do in order to fix the roof and they were very argumentative and insulting. Michael said he had to replace certain parts and pieces of the roof and they would not listen.

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type Damage/Vandalism/Mischief	Location 709 BROWN ST. DAVENPORT, IA 52802	Reported Date/Time 10/24/2022 16 15	Prepared By Griffin1131
---	---	--	----------------------------

Michael said they fired him but he was still paid the original \$10,000 and is still owed an additional \$6,000. Michael said he had not caused any holes to the roof or severe damage to any tiles but that damage was there prior to him showing up. Michael said when he arrived there was a tarp on the roof which had been nailed in by a previous worker. Michael said whoever nailed in the tarp caused the extra damage prior to his arrival. Michael said he has workers who would vouch for him that were there.

END PHONE STATEMENT WITH MICHAEL SCHWARZ

I was able to get a statement from the complainant, Dawn, who stated that the tarp was placed on the roof prior to Michael being there by a different contractor. Dawn said that there was damage under the tarp which she believes was caused by Michael.

I attempted to contact Alberto at his contact phone number but have been unable to reach him.

Based on the information being provided by both parties, I am unable to prove that any damage was caused intentionally with any ill intent by Michael. There is no evidence showing the damage being done or the before pictures of what the roof looked like prior to the contractor showing up. This case is a civil matter between all parties.

This ends my involvement.

B. Joyce 816



Executive Exteriors

Specialty Exterior Contractor

Client: Dawn Santiago
Property: 709 Brown Street
Davenport , IA 52802

Operator: INFO

Estimator: Executive Exteriors
Company: Executive Exteriors
Business: 4447 Sigma Rd
Dallas , TX 75244

Business: (844) 388-7663
E-mail: Info@exeext.com

Type of Estimate: <NONE>

Date Entered: 5/9/2022

Date Assigned:

Price List: TXDF8X_APR22

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2022-05-09-1102



Executive Exteriors

Specialty Exterior Contractor

2022-05-09-1102

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. R&R Tarp - all-purpose poly - per sq ft (labor and material)	1,800.00 SF @	1.10 =	1,980.00
2. R&R Sheathing - OSB - 1/2"	1,200.00 SF @	3.54 =	4,248.00
3. Boom or spider lift - 50'-60' reach (per month)	2.00 MO @	3,180.00 =	6,360.00
4. Equipment Operator - per hour	180.00 HR @	74.62 =	13,431.60
5. Scaffolding (Bid Item)	1.00 EA @	47,256.50 =	47,256.50
6. Permits & Fees (Paid Bill)	1.00 EA @		0.00
7. On-Site Evaluation and/or Supervisor/Admin - per hour	12.00 HR @	70.76 =	849.12
<i><u>This line item accounts for time spent processing permit/historic committee. This allows for time to pull and complete site visits with any governing body.</u></i>			

Roofing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
8. Remove Tear off, Remove and haul off Tile Roofing - Ludowici-	27.61 SQ @	532.41 =	14,699.84
9. Ludowici Material Order	1.00 EA @	121,793.77 =	121,793.77
<i><u>French T1 Lug punched Field Tile 3,942 pcs</u></i>			
<i><u>French T1 End Band 29pcs</u></i>			
<i><u>H14 Hip Roll 169pcs</u></i>			
<i><u>C9 Cresting 24pcs</u></i>			
<i><u>S14 Hip Starter 14pcs</u></i>			
<i><u>Terminal 2 Hip 1 Ridge (S) AB H14/C9 Bump 3pc</u></i>			
<i><u>Terminal 2 Hip 1 Ridge (F) AB H14/C9 Bump 1 each</u></i>			

Total = 121,793.17

10. Freight - Ludowici	2.00 EA @	4,300.00 =	8,600.00
11. Install Labor Turnkey - Ludowici Tile Roofing System -	37.50 SQ @	1,112.50 =	41,718.75

This line item accounts for installation of all Ludowici components, This is a Historic tile that has 7 Tile Components

Square Breakdown

Field W18% waste = 33 squares

Hip/Ridge = 3 Square

Starter, End bands, Terminals = 1 1/2 squares

Total = 37 1/2 squares

12. Ice & water barrier - High temp	3,300.00 SF @	1.82 =	6,006.00
13. Hip & ridge nailer board for tile roofing - wood	346.00 LF @	4.14 =	1,432.44
14. Counter battens - 1x4 - for Tile roofing	33.00 SQ @	113.48 =	3,744.84
15. Battens - 2x2 - for Tile roofing	33.00 SQ @	170.53 =	5,627.49
16. R&R Copper panel - flat seam - 20 oz	75.00 SF @	36.56 =	2,742.00
17. R&R Drip edge - copper	270.00 LF @	9.57 =	2,583.90
18. R&R Copper valley - v-channel - High grade	117.00 LF @	35.26 =	4,125.42

2022-05-09-1102

5/9/2022

Page: 2



Executive Exteriors

Specialty Exterior Contractor

CONTINUED - Roofing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
19. R&R Chimney flashing - large (32" x 60") - copper Tile Roof	2.00 EA @	2,969.31 =	5,938.62
20. Step flashing - copper	124.00 LF @	21.98 =	2,725.52
21. R&R Mortar bed for tile	692.00 SF @	7.57 =	5,238.44
<i>Line item allocates for 1 square foot per side of nailer board</i>			
<i>2sqft = 1Lf</i>			
<i>346Lf x 2 = 692 Square Feet</i>			
22. R&R Flashing - pipe jack - split boot	4.00 EA @	89.51 =	358.04
23. Remove Additional charge for steep roof - 7/12 to 9/12 slope	27.61 SQ @	38.60 =	1,065.75
24. Additional charge for steep roof - 7/12 to 9/12 slope	33.00 SQ @	44.45 =	1,466.85
25. Remove Additional charge for high roof (2 stories or greater)	27.61 SQ @	14.59 =	402.83
26. Additional charge for high roof (2 stories or greater)	33.00 SQ @	19.63 =	647.79
27. R&R Copper panel - flat seam - 20 oz	1,349.00 SF @	36.56 =	49,319.44
<i>-----Porch Roof-----</i>			
28. R&R Counter & Headwall Flashing - copper soldered w/nailer board	138.00 LF @	60.58 =	8,360.04

Gutters

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Copper Built in Yankee Gutter System	255.00 LF @	135.00 =	34,425.00

Exterior Trim/Carpentry Repairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
30. Custom Cornice/Fascia Board (Per Incurred)	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			
31. 3/4 inch Soffit Painted/Sealed Plywood	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			
32. Yankee Gutter Trim/Deck Repair	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			



Executive Exteriors

Specialty Exterior Contractor

Summary

Line Item Total	397,147.99
Material Sales Tax	12,200.54
Replacement Cost Value	\$409,348.53
Net Claim	\$409,348.53

Executive Exteriors



Executive Exteriors

Specialty Exterior Contractor

Recap of Taxes

	Material Sales Tax (8.25%)	Manuf. Home Tax (5%)
Line Items	12,200.54	0.00
Total	12,200.54	0.00



Executive Exteriors

Specialty Exterior Contractor

Recap by Room

Estimate: 2022-05-09-1102		
General Conditions	74,125.22	18.66%
Roofing	288,597.77	72.67%
Gutters	34,425.00	8.67%
Subtotal of Areas	397,147.99	100.00%
Total	397,147.99	100.00%

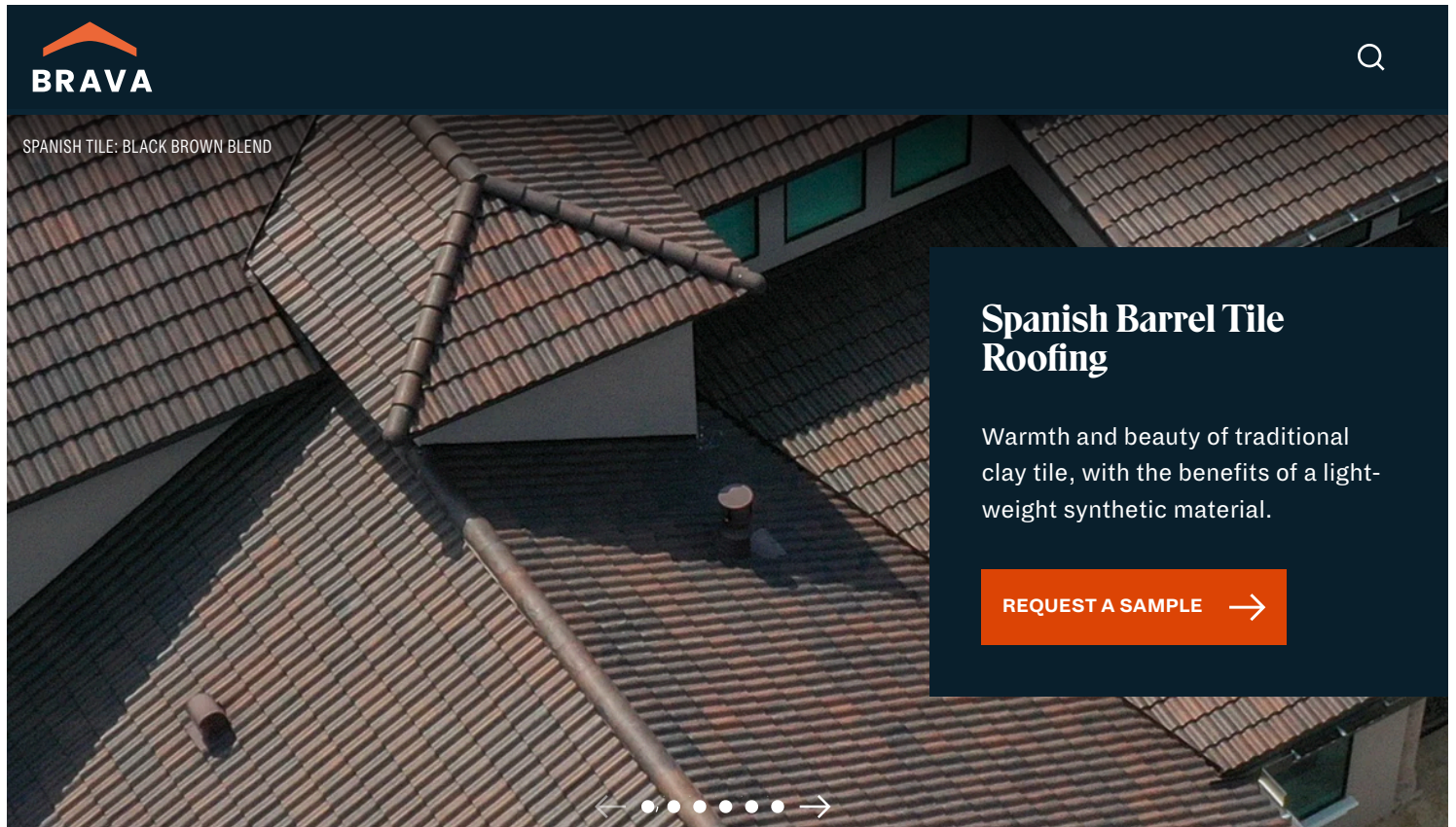


Executive Exteriors

Specialty Exterior Contractor

Recap by Category

Items	Total	%
ACCESSORIES - MOBILE HOME	34,425.00	8.41%
CONT: GARMENT & SOFT GOODS CLN	849.12	0.21%
GENERAL DEMOLITION	19,651.57	4.80%
HEAVY EQUIPMENT	19,791.60	4.83%
FRAMING & ROUGH CARPENTRY	3,588.00	0.88%
ROOFING	265,494.40	64.86%
SCAFFOLDING	47,256.50	11.54%
TILE	4,255.80	1.04%
TEMPORARY REPAIRS	1,836.00	0.45%
Subtotal	397,147.99	97.02%
Material Sales Tax	12,200.54	2.98%
Total	409,348.53	100.00%



OVERVIEW



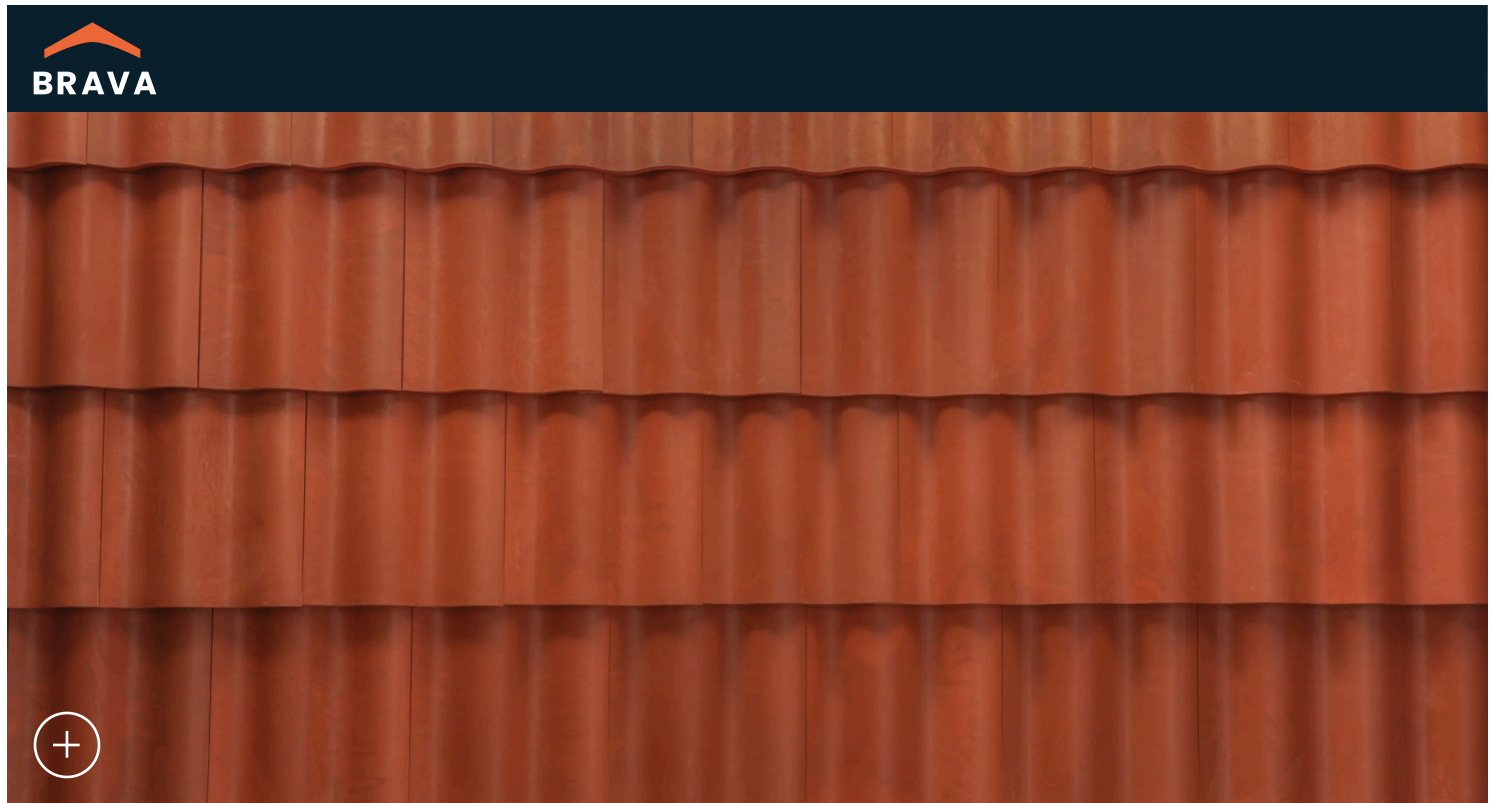
Composite Spanish Barrel Tile

If you're looking for Spanish roof tile alternatives, familiarize yourself with Brava Barrel tile. Our composite roofing tiles are the perfect barrel clay tile alternative. As you know, traditional barrel tile roof squares are extremely heavy and require additional structural support. Our lightweight synthetic roofing material eliminates the need for costly structural support, reduces the installation labor, and decreases your roof maintenance tremendously. Your new synthetic barrel roof will look amazing for a lifetime! Brava Barrel tile is truly a revolutionary roofing product, unrivaled in the composite roofing industry.

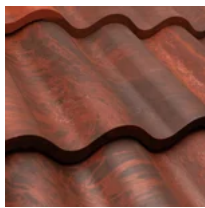
Antique Clay

A warm, earthy hue reminiscent of aged terracotta, radiating timeless charm. This color infuses subtle browns and light orange tones for a rich and inviting home.

See Projects with this Color →



Spanish Barrel Tile Colors:



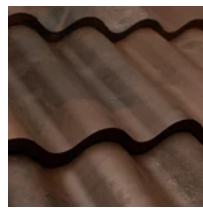
AGED MISSION



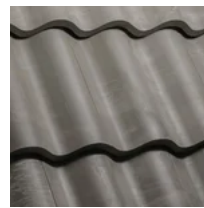
ANTIQUE CLAY



ARENDALE



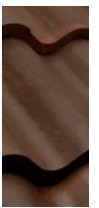
BLACK BROWN BLEND



GRAPHITE



ONYX



TERRA COTT.

*** Note:** Premium Blend and Legacy Colors are available as an up-charge from Standard Color pricing. Please consult your sales representative for additional information.

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BRAVA's extraordinary resilient roofing material can save you thousands of dollars off property owners insurance, qualify you for state grants and tax deductions.

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Brava's Benefits



BRAVA Barrel Tile - Spanish Roofing Alternative

If you're looking for Spanish roof tile alternatives, familiarize yourself with Brava Barrel tile. Our composite roofing tiles are the perfect barrel clay tile alternative. As you know, traditional barrel tile roof squares are extremely heavy and require additional structural support. Our lightweight synthetic roofing material eliminates the need for costly structural support, reduces the installation labor, and decreases your roof maintenance tremendously. Your new synthetic barrel roof will look amazing for a lifetime! Brava Barrel tile is truly a revolutionary roofing product, unrivaled in the composite roofing industry.



Barrel Tile Roof Product Profile

Barrel roof tile, more commonly known as Spanish Tile (or Double Roman), is a term often used to describe the multiple forms of semi-cylindrical roofing tile that is laid in an interlocking pattern. Spanish tile roofing has been around for centuries and continues to be the preference of many homeowners today.



Environmentally Friendly Roofing

Brava Barrel Tile is an eco-friendly, fully sustainable composite roofing product made from recycled materials. This sensational composite product combines the timeless beauty of Spanish tile with extreme durability and practicality for today's environmentally conscious consumer. Our synthetic barrel tile provides the classic Mediterranean look of clay tile, without all of the drawbacks.



Spanish Roof Tiles Durability

Our Barrel tile roof comes in both Class A and Class C fire ratings. It's Class 4 impact rating is the highest in the industry. The Class 4 impact or hail rating combined with 110mph wind resistance, allows Brava to offer a limited 50 year warranty on all Spanish roofing tile. Brava's synthetic barrel tile is the only 3rd party tested and Miami/Dade County approved composite Spanish tile profile on the market.



Lighter Weight

Traditional barrel tile clay roofs are extremely heavy and require additional costly structural support. Clay barrel tiles are also some of the most fragile and labor intensive roof tiles to install. Breakage in shipping and installation can add unexpected expenses to your budget.



No Breakage

Brava's proprietary composition ensures virtually no breakage. Our synthetic product's extreme durability surpasses clay and concrete tile. Brava's lightweight composite barrel tile is a desirable Spanish roof tile alternative that offers ease of installation and superior durability.



Spanish Barrel Roof Tiles Coloring

Our revolutionary multi-colored Spanish Tile is truly unrivaled in the composite roofing industry. Each tile has a stunningly unique appearance as the color blends flow through the squares creating a gorgeous roofline that will add a notable architectural feature to any project. Brava Spanish tile comes in the traditional Terra Cotta, but is also available in multi-colored blends as well as aged tile coloring blends. We can manufacture any custom color or color combination. Brava's Spanish Tile offers the classic warmth and beauty of authentic clay or concrete tile, in a durable yet lightweight, synthetic material, making it ideal for installation on existing homes and buildings, as well as new construction. Beauty, long-lasting performance and total peace of mind



Wind Testing

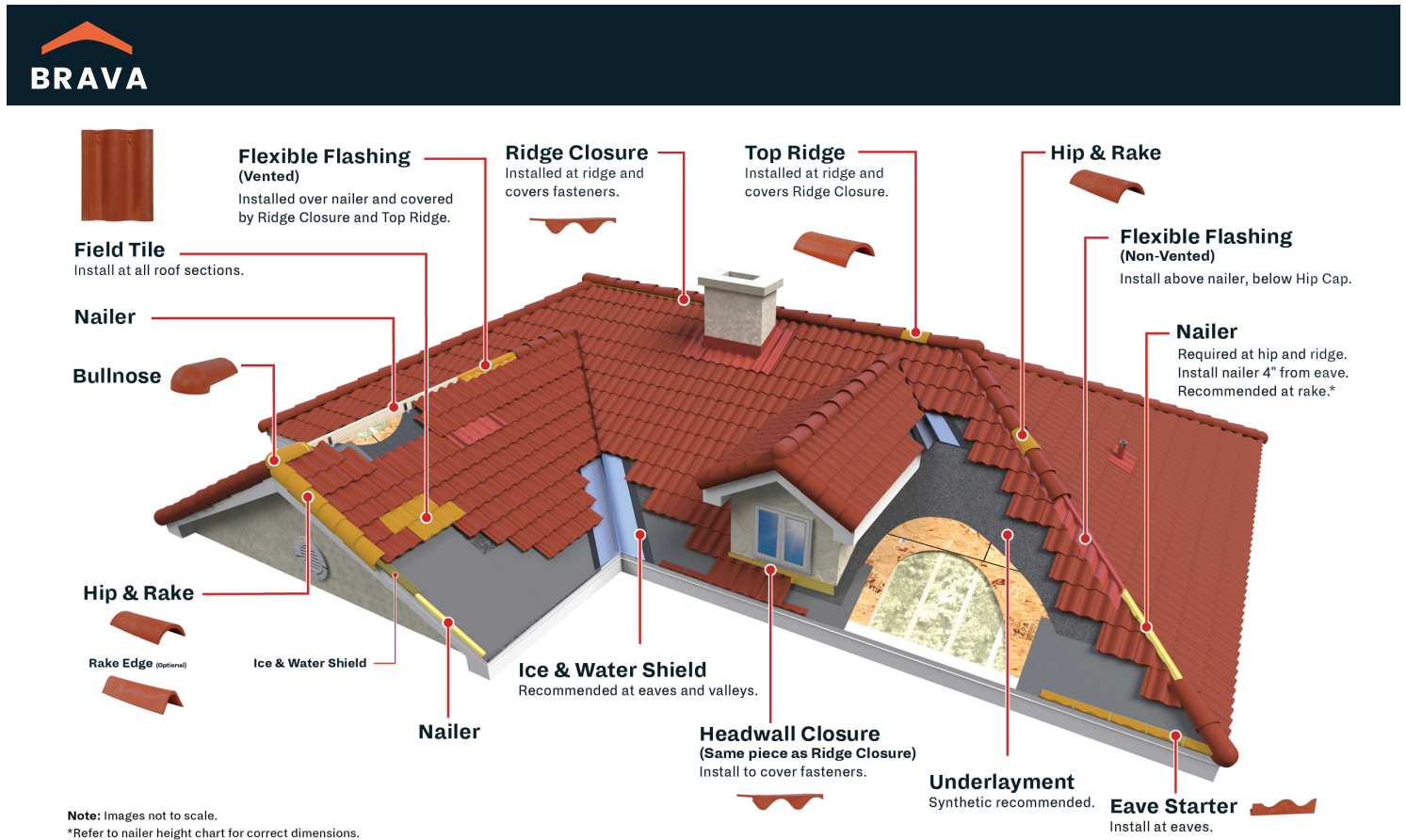
All tiles are manufactured to uphold the highest quality control standards and withstand the harshest of weather conditions. Brava tiles are tested and approved to withstand wind speeds of up to 188MPH with nails and up to 211MPH with high wind / screw installation.



Fortified Roof Program

The World's Best Roofing Material. Now Even More Affordable. Save Money with Grants and Insurance Policy Discounts with FORTIFIED Roof™.

Brava Spanish Barrel Tile Roof System

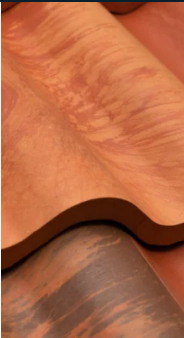


Spanish Roof Tile Cost

If you're tired of dealing with the costly maintenance and repairs required for your clay roof, our imitation Spanish roof tiles are your best alternative. Brava composite barrel roof costs are going to be comparable to their natural counterpart, but in the long run, you will save money by installing a synthetic roofing product. Brava composite barrel tiles are not only energy efficient, they are far more durable than clay roof tiles and requires virtually zero maintenance. Our synthetic Spanish roofing tile can be installed in any climate without concern! Synthetic Spanish roof tile prices will vary depending on your property and location. Get a free estimate for composite barrel roof tile cost per square now!

If you would like a free quote for Brava composite barrel roofing costs, or if you need the information of a local Brava Roof Tile installer, please contact us today.

Compare Brava Composite Spanish Tile vs Clay Roof Tile



✓	!
COLORED THROUGHOUT	NOT COLORED THROUGHOUT
✓	!
PREMIXED COLOR BLENDS	DOES NOT HAVE PREMIXED COLOR BLENDS
✓	!
MAINTENANCE FREE	REQUIRES REPAIR THROUGHOUT LIFE CYCLE
✓	!
LIGHTWEIGHT	HEAVY
✓	!
LOW COST FREIGHT	HIGH COST FREIGHT

Looking for Inspiration

Photo Gallery →



SPANISH BARREL TILE • AGED MISSION



SPANISH BARREL TILE • BLACK BROWN BLEND



SPANISH BARREL TILE • BLACK BROWN BLEND



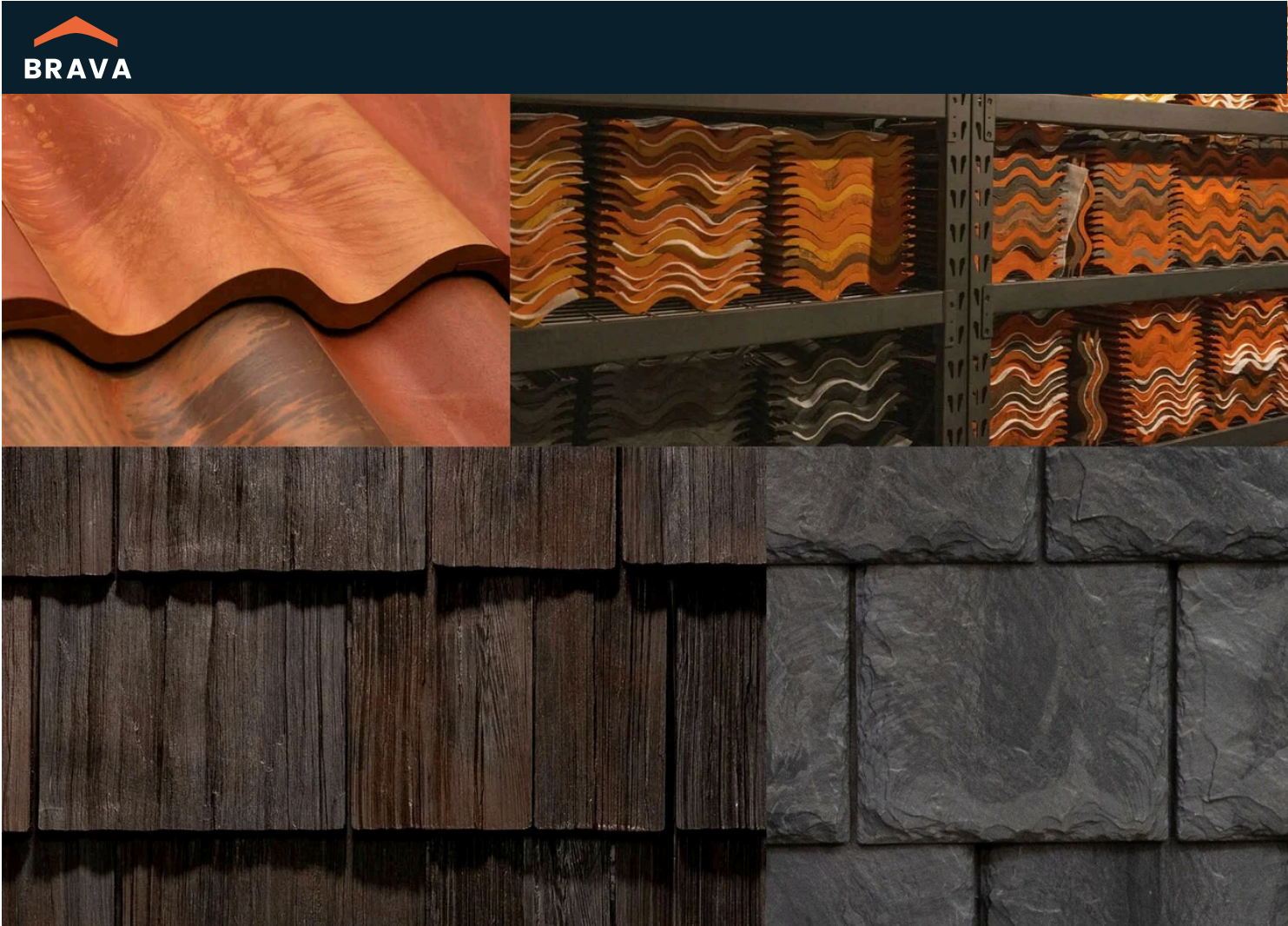
SPANIS

PLANNING TOOLS

Request A Sample

Brava roof tiles are manufactured from 100%-recycled materials and can be recycled again if the roof ever has to be replaced, making them sustainable and environmentally friendly. With a 50-year limited lifetime warranty they can be shipped almost anywhere in the world. Contact us today to get your free samples and discover why Brava is the first choice for homeowners around the world.

REQUEST SAMPLE →



What Others Are Saying

★★★★★

“
It's everything we had hoped it would be!

We loved the looks and quality of the product and Justin from Polaris Roofing did an amazing job with the installation. It's everything we had hoped it would be!

DEE C. • ARCADIA, AZ
SPANISH BARREL TILE

★★★★★

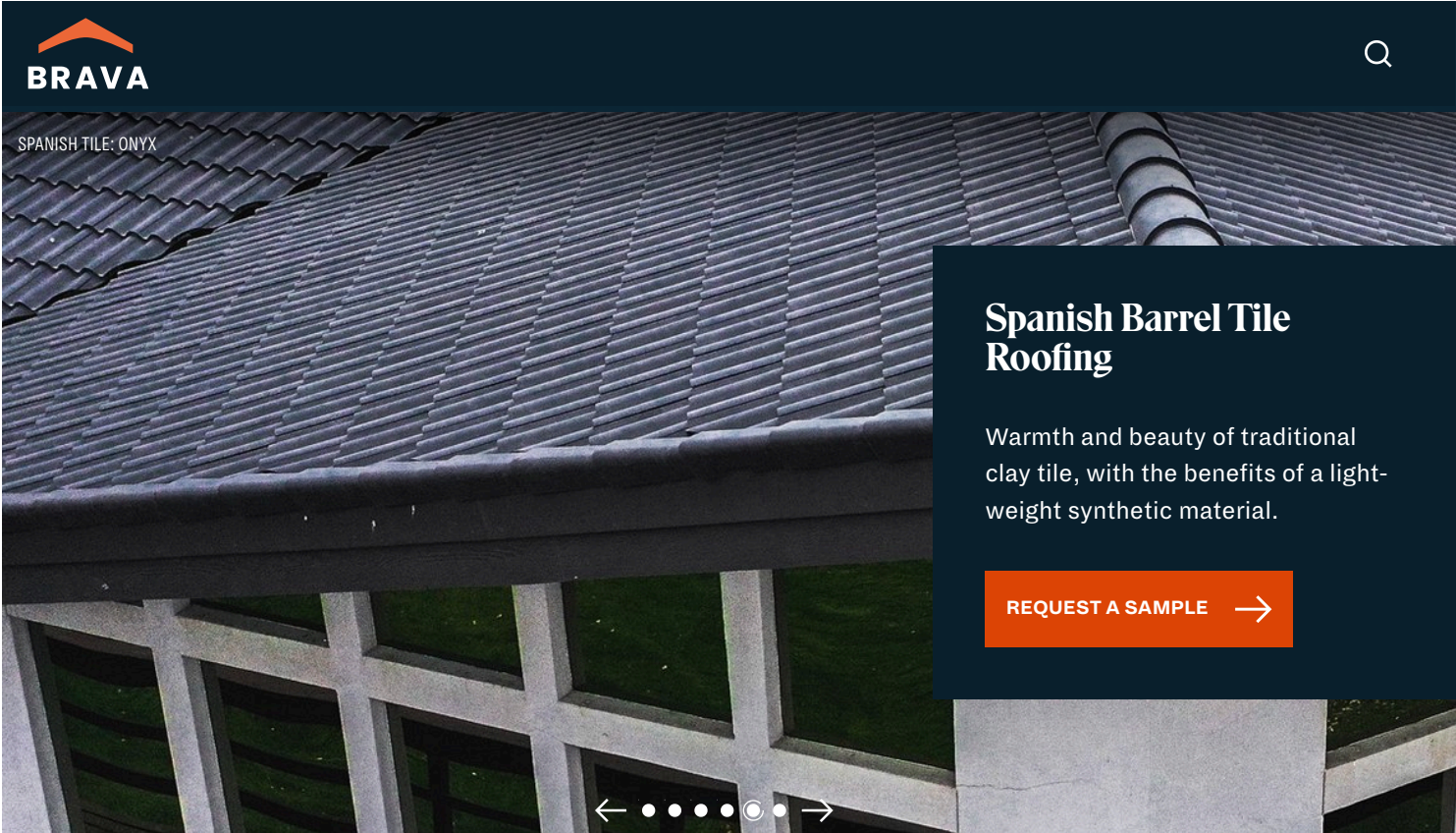
“
So far we are extremely happy with

We wanted to stand out with the replacement product and we regularly receive compliments from people passing by!

SPIRO K. • CHARLESTON, SC



Explore More



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SPECS & ACCESSORIES

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Dimensions

Height	16 ½" ± ⅛"
Width	13"
Exposure	13"

Weight

Weight/Piece (lb.)	2.9
Lb./Square	281
Lb./Pallet	1722

Packaging

Pieces/Bundle	10
Bundles/Square	9.7
Bundles/Pallet	57.5



Testing Class A

Weatherometer	Pass
Fire Resistance	Class A
Smoke Density	Pass
Self Ignition Temperature	Pass
Rate of Burn	Pass
Average Time of Burn	Pass
Average Extent of Burn	Pass
Impact Resistance	Class 4
Wind Resistance	All tiles are manufactured to uphold the highest quality control standards and withstand the harshest of weather conditions. Brava tiles are tested and approved to withstand wind speeds of up to 188MPH with ring shank nails and up to 211MPH with high wind / screw installation.
Wind-driven Rain Resistance	Pass
Uplift Bend	Pass
Temperature-Cycling	Pass
Accelerated Weathering	Pass
Penetration	Pass

Testing Class C

Weatherometer	Pass
Fire Resistance	Class C
Smoke Density	Pass
Self Ignition Temperature	Pass
Rate of Burn	Pass
Average Time of Burn	Pass
Average Extent of Burn	Pass
Impact Resistance	Class 4
Wind Resistance	All tiles are manufactured to uphold the highest quality control standards and withstand the harshest of weather conditions. Brava tiles are tested and approved to withstand wind speeds of up to 188MPH with ring shank nails and up to 211MPH with high wind / screw installation.

 Brava	
Upint Bend	Pass
Temperature-Cycling	Pass
Accelerated Weathering	Pass
Penetration	Pass

Code Compliance

Miami-Dade Approved	Yes
Florida Building Code Approval (FBC)	Yes
Title 24 / Cool Roof Approval	Terra Cotta, French Clay, Weathered, Lake Forest colors only
International Building Code (IBC) Compliant	Yes
International Residential Code (IRC) Compliant	Yes

Accessories



Eave Starter

11 ½" Width x 2 ¾" Height x 3" Depth

Designed to provide proper cant and provide a finished appearance at the eave. Each 10 pc/6 lb bundle provides 9.6 lineal feet of eave coverage.



Ridge Closure

11 ½" Width x 1 ½" Height x 3" Depth

Used at ridges and headwall to close off the top of the tile and provide a finished appearance. Each 10 pc/5 lb bundle provides 9.6 lineal feet of ridge or headwall coverage.



Bull Nose/Hip Starter

17 ½" Length x 7 ¾" - 8 ¾" Width

Designed to be the first piece of trim to start hips and ridges. The bull nose/hip starter provides a professional finished look. Each 19.5 lb bundle contains 5 Bullnose.



Top Ridge

17" Length x 10" - 10-3/8" Width

This larger radius trim is used on ridges. The wider design is suitable for continuous ridge vent installation and will provide a bolder look at the ridge. When installed with 13" maximum exposure, each 5 pc/21 lb bundle provides 5.4 lineal feet of ridge coverage.

Hip & Rake

17 ½" Length x 8 ¼" - 9" Width

This smaller radius trim is a universal cap for hips and rakes. Fits both left and right rake edges. If desired, Hip & Rake may also be used at ridges. When installed with 13" maximum exposure, each 5 pc/17.5 lb bundle provides 5.4 lineal feet of hip or rake coverage.



Rake Edge

17" Length x 4 ½" Width x 4 ½" Height

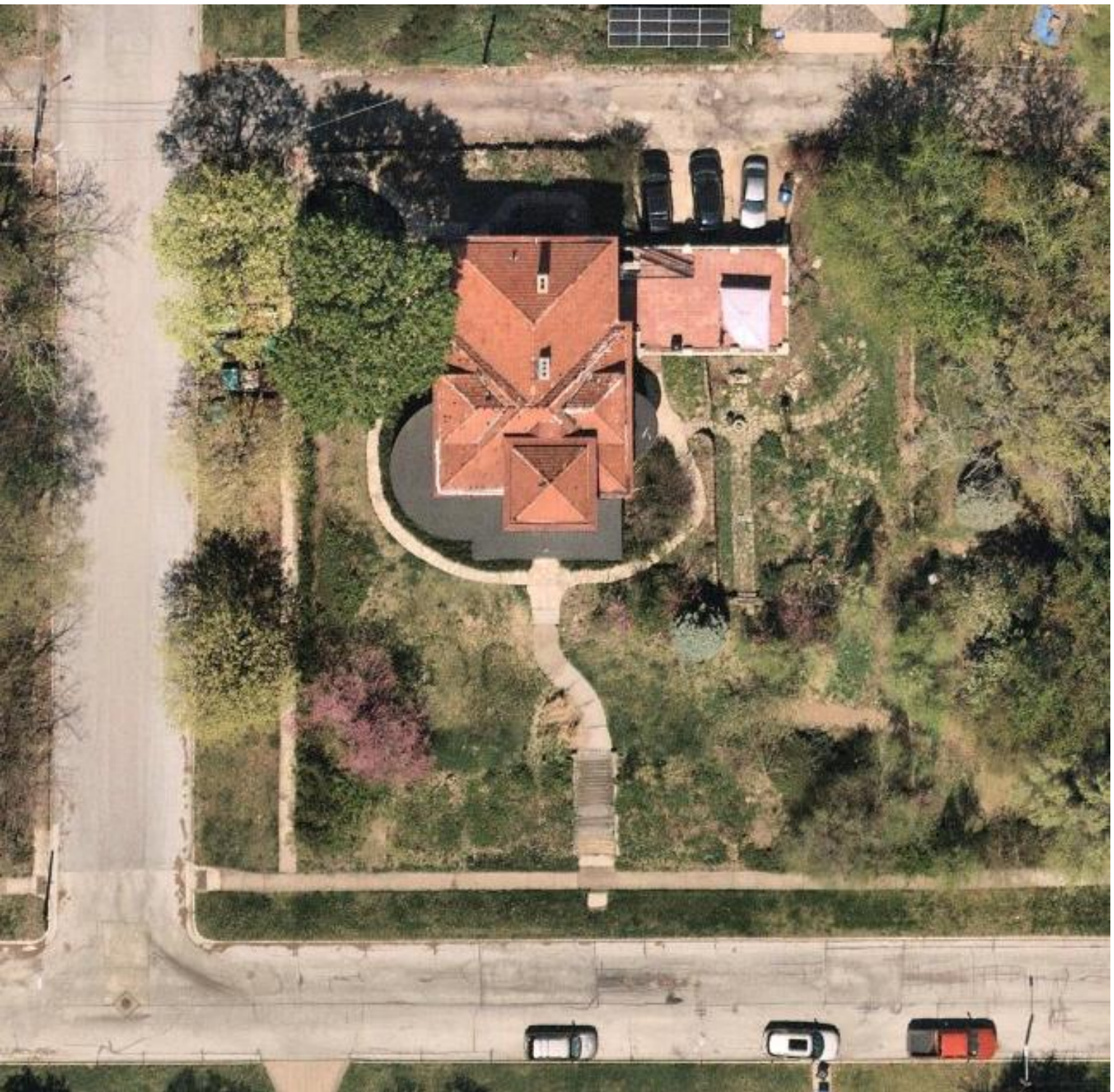
Alternative Rake Edge is an optional finishing touch used along the gables. The pieces are universal and will fit right and left sides. When installed at the maximum 13" exposure, each 5 pc/18.5 lb bundle provides 5.4 lineal feet of rake coverage.

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City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/10/2024

Subject:

Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Recommendation:

A recommendation is made to deny the Certificate of Appropriateness to install a new roof at 709 Brown Street in accordance with the submitted scope of work.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. Switching from a red clay tile roof to an asphalt architectural shingle fails to meet the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

The William H. Wiese Residence was constructed in 1895 and is listed as a contributing structure in the Hamburg Local Landmark Historic District. The distinct late century architectural style embodies picturesque features, making it one of Davenport's most unique homes.

Certificate of Appropriateness Application: July 2021

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its July 13, 2021 meeting:

1. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

The application was to repair the roof of the structure, which was damaged during the August 2020 derecho. The existing roof consists of French clay tiles that were original to the home. To prevent further water damage, the applicant proposed removing and replacing the roof in its entirety. The scope of work included removing all clay tiles from the roof in order to install new underlayment. Afterward, any existing clay tiles that could be salvaged would be reinstalled. The petitioner proposed a replacement French clay tile that would match the style, color, and thickness of the existing. The new roof would consist of a combination of existing and new French clay tiles.

The approval was in accordance with submitted specifications and plans and subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.

Revised Request: Installation of a new roof. The existing material is French clay tile. The proposed replacement product is an asphalt architectural shingle.

Scope of Work:

1. Remove the existing roof on the residence.
2. Remove underlayment.
3. Remove and replace any and all damaged plywood.
4. Install ice and water shield.
5. Install underlayment.
6. Install selected roofing products per specifications.
7. Install hip and ridge.
8. Install new pipe jacks.
9. Install new flashings.

Project Review:

The historic property inventory sheet identifies the roofing material as red clay tile, which is also listed as a defining architectural feature. Red clay tile roofs are uncommon in the City of Davenport, making the preservation of this material imperative. While staff are sympathetic to the higher product and installation cost associated with red clay tile, the replacement asphalt shingle does not convey the same visual appearance. Without the French clay tile roof, the character of the William H. Wiese Residence is diminished.

The Secretary of the Interior's Standards for Rehabilitation **do not** recommend the following:

1. Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
3. Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Attachments:

1. Application
2. Photos
3. Historic Site Inventory Sheet
4. Preservation Brief: The Preservation and Repair of Historic Clay Tile Roofs
5. Historic Preservation Ordinance Review Standards

TECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

Office
Mr. Nowysz, Pottsichull and Pfiffner
Davenport, Iowa 52840

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- BQ-709 MAP # 3

DIST. Hamburg

William H. Wiese Residence (H) C

SS 709 Brown

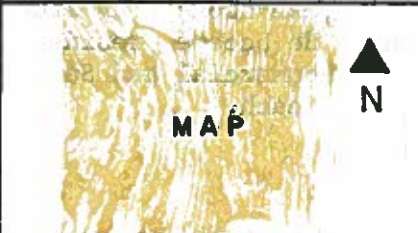
DES. Forrest & Dillion's Add. 2 Lots 1 & 2
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

15 70 15 80 45 99 90 0 ACREAGE -1 ZONE R-6M
EASTING NORTHING

James A. Hebrank JENNIFER CHEN

Box 577, Davenport, IA 52805

H.



SITE SHEET

OPTION
2 story, hipped tile roof & large off-central rectangular hip-roofed tower, 1 story gallery across front & curving ard. SW cor. CONST. DATE c. 1895

s Brick & stucco ARCH. STYLE

ATION Main block has rectangular windows w/1 large window on 1st floor; the*

ATURES 1st story gallery across front, the rectangular tower & ornament

ONS

RELATED STR. Tower facade faces 7th St., but address is on Brown.

MENT *tower has 3 rectangular windows with a leaded glass upper sash, a wide decorative terra cotta panel above, and then 3 smaller ogee-arched windows at the 3rd level.

ed by the architect Gustav A. Hanssen, this house displays a distinctive late century quality combining picturesque features such as a tower, ogee-arched s, and gallery with round terminus, while using classical ornamentation such asillions under the gallery & tower caves & the dentilled cornice of the house.

ARCHITECTURE

ES

SIGNIFICANCE

This was the residence of William H. Weise, prominent manufacturer and financier in Davenport at the turn of the century.

DESCRIPTION

William H. Weise began his career in the commercial baking industry in 1880 with Eagle's Steam Bakery. He continued with the American Biscuit Company in the 1890's after Eagle's was consolidated with the former. Late in the decade, American Biscuit and National Biscuit in a further monopolizing of the commercial baking industry. In 1901 Weise broke away from National Biscuit to help form the Independent Baking Company. He became president of the IBC in 1915. He later became president of the American Commercial and Savings Bank (Davenport Bank & Trust) and was a civic leader until his death.

SOURCES

Davenport Illustrated, Saengerfest Souvenir, Davenport: Democrat Publishing Company, 1898.
Citizen's Historical Association, Indianapolis, 1939.
Scott County Auditor's Deed Transfer Books, Vols. 4:260 and 10:140.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Excellent
II. ENVIR. STATURE Focus
III. INT. OF CONTEXT Excellent
IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY _____
B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☐ LOCAL

III. NRHP

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR NRHP	☐	☐
NOT ELIGIBLE FOR NRHP	☐	☐

3. NRHP ACTION

A. STATE REVIEW COMM.	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____
B. FEDERAL REVIEW	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____

4. DHP SOURCES

- ☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☒ NRHP 11/18/83
☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. & C. _____

☒ DAVENPORT A/H SURVEY

☐ _____

☐ _____

5. SUBJECT TRACES

6. PHOTO

1626-4

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
709 Brown St State #82-01376 Map #105 Field Site #F-12 Parcel #G0045-34 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	William H. and Wilhelmine "Minnie"(Glassman) Wiese House	c.1895 Exotic Revival (2 story)	Walls: brick (solid) Foundation: stone Roof: hip roof - red clay tile
	(earlier Claus and Anna Wiese House faced Brown to west) c.1895 - William H. Wiese acquired full title to property - built new house - faces south but retained Brown address 1910 Sanborn map: house - 2 story - extant? 1910 census: Wiese, William H. (48, sec/tres of Independent Baking Co) - born in US - IA (Germany, Germany); wife: Minnie (46) - born in US - IA (Germany, Germany) c.1896-1943 - William H. and Minnie Wiese (1901-1910s - sec/tres of Independent Baking Co, president in 1915) 1943-1946 - Minnie Wiese (widow); 1946-1963 - Norma M. Wiese; 1963-1970s - Katherine M. Pingel 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: Hanssen, Gustav Adolph Porch: wrap-around porch - round columns on stone piers Windows: multi/1 wood windows Architectural details: square tower on façade, ogee arches above windows, brackets, clay tile roof, porch, decorative windows Modifications: Historic: -; Non-historic: - Garage: attached - three car (1920s) Other site features: concrete retaining wall along Brown (1 ft), section of stone wall along alley, also concrete wall along alley
803 W 7th St <i>Alt: 626 Brown St</i> State #82-00634 Map #106 Field Site #D-22 Parcel #G0051-49 Updated district status: 2 contributing buildings (A, C) 1983 NRHP status: Contributing (key)	William F. and Marie T. (Petersen) Hahn House	c.1893 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	1893-1902 - William F. and Marie Hahn (retired) 1910 Sanborn map: house -2 story - extant 1910 census: Berger, Edward (50, sec/tres of brick co) - born in US - IL (Germany, Germany); wife: Elise (48) - born in US - IA (Germany, Germany) 1902-1933 - Edward and Elise Berger (business man - various companies); 1933-1945 - Edward Berger (widower) 1946-1951 - owned by William H. Ehlers - used as rental; 1951-1954 - owned by Harry and Ida Sitrick - used as rental; 1954-1962 - Gerald W. and Joanne Nicewanner - lived in one unit - 1956 map shows 3 units 1956 Sanborn map: house (3 units) - 2 story - extant 1977 - remodeled from three to five apts Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - turned columns, spindlework, top rail, gable over steps Windows: 1/1 wood windows - wood surrounds Architectural details: cross gable sections, decorative gables with wood shingles and decorative windows, brackets, flared siding at base of second story walls, wide frieze, decorative porch and second story porch, decorative stair window Modifications: Historic: -; Non-historic: - Garage: detached - two car Date: c.1920s Walls: frame - wood Foundation: concrete Roof: hip roof - asphalt shingles Other site features: stone retaining wall along alley* (6 ft, cut sandstone)



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Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

PRESERVATION BRIEFS

30

The Preservation and Repair of Historic Clay Tile Roofs

Anne E. Grimmer and Paul K. Williams

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Historic clay tile roof. Photo: NPS files.

Clay tiles are one of the most distinctive and decorative historic roofing materials because of their great variety of shapes, colors, profiles, patterns, and textures. Traditionally, clay tiles were formed by hand, and later by machine extrusion of natural clay, textured or glazed with color, and fired in high-temperature kilns. The unique visual qualities of a clay tile roof often make it a prominent feature in defining the overall character of a historic building. The significance and inherently fragile nature of historic tile roofs dictate that special care and precaution be taken to preserve and repair them.

Clay tile has one of the longest life expectancies among historic roofing materials—generally about 100 years, and often several hundred. Yet, a regularly scheduled maintenance program is necessary to prolong the life of any roofing system. A complete internal and external inspection of the roof structure and the roof covering is recommended to determine condition, potential causes of failure, or source of leaks, and will help in developing a program for the preservation and repair of the tile roof. Before initiating any repair work on historic clay tile roofs, it is important to identify those qualities important in contributing to the historic significance and character of the building.

This Brief will review the history of clay roofing tiles and will include a description of the many types and shapes of historic tiles, as well as their different methods of attachment. It will conclude with general guidance for the historic property owner



Clay tile was a popular roofing material for residential structures during the Romanesque Revival period. Photo: NPS files.

or building manager on how to plan and carry out a project involving the repair and selected replacement of historic clay roofing tiles. Repair of historic clay tile roofs is not a job for amateurs; it should be undertaken only by professional roofers experienced in working with clay tile roofs.

Historical Background

The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe. Not only the ancient Egyptians and Babylonians, but also the Greeks and Romans roofed their buildings with clay tiles, and adaptations of their practice continue in Europe to the present. European settlers brought this roofing tradition to America where it was established in many places by the 17th century.

Archeologists have recovered specimens of clay roofing tiles from the 1585 settlement of Roanoke Island in North Carolina. Clay tile was also used in the early English settlements in Jamestown, Virginia, and nearby St. Mary's in Maryland. Clay roofing tiles were also used in the Spanish settlement of St. Augustine in

Florida, and by both the French and Spanish in New Orleans.

Dutch settlers on the east coast first imported clay tiles from Holland. By 1650, they had established their own full-scale production of clay tiles in the upper Hudson River Valley, shipping tiles south to New Amsterdam. Several tile manufacturing operations were in business around the time of the American Revolution, offering both colored and glazed tile and unglazed natural terra-cotta tile in the New York City area, and in neighboring New Jersey. A 1774 New York newspaper advertised the availability of locally produced, glazed and unglazed pantiles for sale that were guaranteed to "stand any weather." On the west coast clay tile was first manufactured in wooden molds in 1780 at Mission San Antonio de Padua in California by Indian neophytes under the direction of Spanish missionaries.

By far the most significant factor in popularizing clay roofing tiles during the Colonial period in America was the concern with fire. Devastating fires in London, 1666, and Boston in 1679, prompted the establishment of building and fire codes in New York and Boston. These fire codes, which remained in effect for almost two centuries, encouraged the use of tile for roofs, especially in urban areas, because of its fireproof qualities. Clay roofing tile was also preferred because of its durability, ease of maintenance, and lack of thermal conductivity.

Although more efficient production methods had lowered the cost of clay tile, its use began to decline in much of the northeastern United States during the second quarter of the 19th century. In most areas outside city-designated fire districts, wood shingles were used widely; they were more affordable and much lighter, and required less heavy and less expensive roof framing. In addition, new fire-resistant materials were becoming available that could be used for roofing, including slate, and metals such as copper, iron, tin-plate, zinc, and galvanized iron. Many of the metal roofing materials could be installed at a fraction of the cost and weight of clay tile. Even the appearance of clay tile was no longer fashionable, and by the 1830s clay roofing tiles had slipped temporarily out of popularity in many parts of the country.

Revival Styles Renew Interest in Clay Roofing Tiles



The clay tile roof is important in defining the character of the c. 1917 Mission-style Grove Park Inn, Asheville, North Carolina. Photo: NPS files.

By the mid-19th century, the introduction of the Italianate Villa style of architecture in the United States prompted a new interest in clay tiles for roofing. This had the effect of revitalizing the clay tile manufacturing industry, and by the 1870s, new factories were in business, including large operations in Akron, Ohio, and Baltimore, Maryland.

Clay tiles were promoted by the Centennial Exhibition in Philadelphia in 1876, which featured several prominent buildings with tile roofs, including a pavilion for the state of New Jersey roofed with clay tiles of local manufacture. Tile-making machines were first patented in the 1870s, and although much roofing tile continued to be made by hand, by the 1880s more and more factories were beginning to use machines. The development of the Romanesque Revival style of architecture in the 1890s further strengthened the role of clay roofing tiles as an American building material.



Tapered barrel clay roof tiles were custom made for the restoration of the 1820s Indian barracks at Mission Santa Cruz in California. Photo: NPS files.

Alternative substitutes for clay tiles were also needed to meet this new demand. By about 1855, sheet metal roofs designed to replicate the patterns of clay tile were being produced. Usually painted a natural terra cotta color to emulate real clay tile, these sheet metal roofs became popular because they were cheaper and lighter, and easier to install than clay tile roofs.

Clay roofing tiles fell out of fashion again for a short time at the end of the 19th century, but once more gained acceptance in the 20th century, due primarily to the popularity of the Romantic Revival architectural styles, including Mission, Spanish, Mediterranean, Georgian and Renaissance Revival in which clay tile roofs featured prominently. With the availability of machines capable of extruding clay in a variety of forms in large quantities, clay tiles became more readily available across the nation. More regional manufacturing plants were established in areas with large natural deposits of clay, including Alfred, New York; New Lexington, Ohio; Lincoln, California; and Atlanta, Georgia; as well as Indiana, Illinois and Kansas.

The popularity of clay tile roofing, and look-alike substitute roofing materials, continues in the 20th century, especially in areas of the South and West—most notably Florida and California—where Mediterranean and Spanish—influenced styles of architecture still predominate.

Early Tiles

During the 17th and 18th centuries the most common type of clay roofing tiles used in America were flat and rectangular. They measured approximately 10" x 6" x Ω" (25cm x 15cm x 1.25cm), and had two nail or peg holes at one end through which they were anchored to the roofing laths. Sometimes a strip of mortar was placed between the overlapping rows of tile to prevent the tiles from lifting in high winds. In addition to flat tiles, interlocking S-shaped pantiles were also used in the 18th century. These were formed by molding clay over tapered sections of logs, and were generally quite large. Alternately termed pan, crooked, or Flemish tiles, and measuring approximately 14 Ω" x 9 Ω" (37cm x 24cm), these interlocking tiles were hung on roofing lath by means of a ridge or lug located on the upper part of the underside of each tile. Both plain (flat) tile and pantile (S-shaped or curved) roofs were capped at the ridge with semicircular ridge tiles. Clay roofing tiles on buildings in mid-18th century Moravian settlements in Pennsylvania closely resembled those used in Germany at the time. These tiles were about 14"-15" long x 6"-7" wide (36cm-38cm x 15cm-18cm) with a curved butt, and with vertical grooves to help drainage. They were also designed with a lug or nib on the back so that the tiles could hang on lath without nails or pegs.

The accurate dating of early roofing tiles is difficult and often impossible. Fragments of tile found at archeological sites may indicate the existence of clay tile roofs, but the same type of tile was also sometimes used for other purposes such as paving, and in bake ovens. To further complicate dating, since clay tile frequently outlasted many of the earliest, less permanent structures, it was often reused on later buildings.

Clay Tile Substitutes

In addition to sheet metal "tile" roofs introduced in the middle of the 19th century, concrete roofing tile was developed as another substitute for clay tile in the latter part of the 19th century. It became quite popular by the beginning of the 20th century. Concrete tile is composed of a dense mixture of portland cement blended with aggregates, including sand, and pigment, and extruded from high-pressure machines.

Although it tends to lack the color permanence and the subtle color variations inherent in natural clay tile, concrete tile continues to be a popular roofing material today because it reproduces the general look of clay tile, if not always the exact profile or proportions of historic clay tile, at a somewhat lower cost and weight. Another modern, slightly cheaper and lighter substitute for clay tile more recently developed consists of a mixture of mineral fiber and cement with pigments added to supply color. While these aggregate tiles also replicate the shape and appearance of clay roofing tiles, they have many of the same dissimilarities to clay tiles that are found in concrete tiles. Thus, like concrete tiles, they are seldom appropriate substitutes for clay tiles.

Traditional Tile Shapes and Colors

There are two types of clay roofing tiles: interlocking and overlapping. Interlocking tiles are designed in pairs so that an extrusion or "lip" on one of the tiles "hooks" over the other tile thereby "locking" or securing the two together; they are also usually nailed to the roof structure. Overlapping tiles, which can also function in pairs, generally do not have any sort of



Clay tiles emphasize the prominence of the peaked roofs of these late 19th century rowhouses. Photo: NPS files.



Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles. Photo: NPS files.

"lip" and must be nailed in place. There is a wide range of shapes of historic clay roofing tiles, and many, sometimes with slight variations, are still produced today. There are many variations, and the country of origin of some of them may be revealed in their names, but there are essentially only two kinds of shapes: pantiles and flat tiles. Both pantiles and flat tiles may be either interlocking or overlapping.

Pantiles

The shape most commonly associated with historic clay roofing tiles is probably that of convex or rounded tiles, often grouped together generically as "pan tiles" or "pantiles." These include Spanish tiles-sometimes called "S" tiles, or the similarly shaped Mission tiles, also known as Barrel or Barrel Mission tiles, straight or tapered, as well as Roman tiles, and their Greek variation.

Flat Tiles

Flat, shingle tiles are another type of historic clay roofing tiles. Flat tiles can be completely plain and flat, and, like roofing slates, overlap one another, attached with nails to the roof sheathing. Or they may interlock at the top and on one side. Although the "interlock" holds them together, most interlocking shingle tiles also have one or more holes, usually near the top, for nailing to the roof sheathing. Flat tiles are mostly variations of English or Shingle tiles, and include English Shingle, Closed Shingle, Flat, Shingle or Slab Shingle, as well as French tiles which have a slightly higher and more contoured profile.

Any of the standard tile shapes may be known by a different name in another region of the country, or in different parts of the world. For example, what are known as Spanish or "S" tiles in the United States, may be called Single Roman tiles in England. Sometimes Spanish and Mission tiles are equated despite the fact that the former are usually 1-piece interlocking tiles and the latter are single Ω cylinders that overlap. Since missions and the Mission style are associated with the Americas, Mission tiles in the United States are more commonly referred to as Spanish tiles in England and Europe. In a similar vein, Spanish or "S" tiles, or Barrel tiles, might seem to be more typical of some tiles used in France than what are marketed as French tiles by American manufacturers.

Today some tile manufacturers have given their own trademark name to historic tile shapes. Other companies market uniquely shaped "S" tiles that are more in the shape of a true, but rather low profile "s" without the customary flat portion of traditional American "S" tiles.



An eave closure or *birdstop* to keep out birds is notably absent from the replacement tile in the center of the bottom row. Photo: NPS files.

Field and Specialty Tile

The tiles that cover the majority of the flat surface of the roof are called field tile. Some roof shapes, particularly conical towers or turrets, require tiles of graduated sizes, and some shapes or patterns of field tile also require specially shaped finish tiles to complete the roof covering package. Other uniquely-shaped tiles were made to fit odd-shaped spaces and places including dormers and valleys, roof hips, rakes, ridges and corners. There are also finish tiles that fulfill certain needs, such as eave closures or clay plugs called "birdstops." These are intended to keep out snow and rain, and birds from nesting in the voids under the bottom row of curved tiles. Different patterns and designs can also be created by combining, or mixing and matching flat tiles with dimensional tiles.

Tile Colors

A terra cotta red is the color most commonly associated with historic clay roofing tiles. The reddish color comes from clay with a large percentage of iron oxide, and there are many variations of this natural color to be found in tiles ranging from deep reddish browns to softer and paler oranges and pinks. Lighter buff and beige colors, as well as black, also appear on traditional tile-roofed buildings. Buff-colored tiles were made from nearly pure fire clay, and pouring manganese dissolved in water over the tile before firing resulted in smoke brown or black glazed tiles. Toward the end of the 19th century the popularity of colored glazes for roofing tiles increased, and their use and the range of colors continues to expand today. Most historic glazed roofing tiles are in fairly natural hues that range from reds and browns and buffs, to blacks and purples, blues (often created with smalt, or powdered blue glass), and a wide variety of greens (usually created with copper slag). There could be a considerable range in the colors of tiles that were baked over a wood fire because the temperature within the kiln was so uneven; tiles closest to the fire cooked all the way through and turned a darker red, while tiles farthest from the flames were likely to be smoke-stained, and lighter orange in color.

How Tiles are Attached

The method used to attach clay roofing tiles varies according to the shape, size and style of the particular tile. For the most part, traditional and modern methods of installing clay roofing tiles are very similar, except that modern practice always

includes the use of wood sheathing and roofing felt. But most of the earliest clay roofing tiles were laid without benefit of wood sheathing and hung directly on roofing laths and battens that were nailed to the roof rafters; this practice continued up into the mid-19th century in some regions. While this method of attachment allowed for plenty of ventilation, and made it easy to find leaks and make repairs, it also meant that the overall water-tightness of the roof depended entirely on the tiles themselves.

Gradually, the practice evolved of nailing roofing tiles directly onto continuous wood sheathing, or hanging them from "nibs" on horizontal lath that was attached to roof rafters or sheathing. Some kinds of tile, especially the later Mission or Barrel tiles were laid over vertical strips or battens nailed to the sheathing, or the tiles were fastened to wood purlins with copper wire.

Partly because they do not always fit together very closely, some tile shapes, including Spanish, Barrel or Mission as well as other types of interlocking tiles, are not themselves completely water-repellent when used on very low-pitched roofs. These have always required some form of sub-roofing, or an additional waterproof underlayer, such as felting, a bituminous or a cementitious coating. In some traditional English applications, a treatment called "torching," involved using a simple kind of mortar most commonly consisting of straw, mud, and moss. The tapered Mission tiles of the old Spanish missions in California were also laid in a bed of mud mortar mixed with grass or straw which was their only means of attachment to the very low-pitched reed or twig sheathing (latia) that supported the tiles.

More recent and contemporary roofing practices require that the tiles be laid on solid 1" (2.5cm) wood sheathing felted with coated base sheets of at least 30 lbs., or built-up membranes or single-ply roof membranes. This substantially increases the water-tightness of the roof by adding a second layer of waterproofing. Horizontal and vertical chalk lines are drawn to serve as a guide in laying the tile and to indicate its patterning. Most tiles are designed with one or two holes so they can be attached by copper nails or hangers, and/or with projecting nibs, to interlock or hang on battens or lath attached to the base sheathing.

Before laying the tiles, the copper or lead gutters, flashings and valleys must be installed, preferably using at least #26 gauge (20-24 ounce) corrosion-resistant metal extending a minimum of 12" (30.5cm) under the tile from the edge, or in accordance with the manufacturer's specifications. The long life and expected durability of clay tiles require that, as with the roofing nails, only the best quality metal be selected for the flashing and guttering.



These tapered barrel clay tiles were accurately reproduced from archeological materials found on site. Photo: NPS files.

"Field tile" is usually ordered by the number of "squares"—that is, a flat section 10' x 10' (25cm x 25cm)—needed to cover a roof section. The tile company or roofing contractor should calculate the number of tiles needed according to the type of roof, and based on architect's drawings to ensure accuracy. This should include specialty ridge and eave tiles, decorative trim, partial "squares" approximately 10-20 per cent allowance for breakage, and extra tiles to store for repairing incidental damage later on. Once at the site, the tile is evenly distributed in piles on the roof, within easy reach for the roofers.

The tiles are laid beginning with the first course at the lower edge of the roof at the eaves. The method by which roofing tiles are laid and attached varies, depending on the type and design of the tiles and roof shape, as well as on regional practice and local weather conditions. A raised fascia, a cant strip, a double or triple layer of tiles, or special "birdstop" tiles for under the eaves, may be used to raise the first row of tiles to the requisite height and angle necessary for the best functioning of

the roof. The tile is positioned to overhang the previously installed gutter system by at least 1-1/2" (4cm) to ensure that rainwater discharges into the central portion of the gutter. Once this first course is carefully fitted and examined from the ground level for straightness and color nuances, and adjusted accordingly, successive courses are lapped over the ones below as the roofer works diagonally up the roof toward the ridge. Positioning and laying tiles in a 10' x 10' (25cm x 25cm) square may take on the average of 16-1/2 man hours.

Flat Tiles

Most flat clay tiles have one or two holes located at the top, or on a "nib" or "lug" that projects vertically either from the face or the underside of the tiles, for nailing the tile to the sheathing, battens, or furring strips beneath. As successive rows of tile are installed these holes will be covered by the next course of tiles above. Traditionally, clay tiles on the oldest tile roofs were hung on roofing laths with oak wooden pegs. As these wood pegs rotted, they were commonly replaced with



Projections on the underside of these replacement Spanish clay tiles help them adhere to the cement mortar on the roof sheathing. Photo: NPS files.

nails. Today, copper nails, 1-3/4" (4.5cm) slaters' nails, are preferred for attaching the tiles because they are the longest lasting, although other corrosion-resistant nails can also be used. Less durable nails reduce the longevity of a clay tile roof which depends on the fastening agents and the other roofing components, as much as on the tiles themselves. Clay roofing tiles, like roofing slates, are intended to hang on the nails, and nailheads should always be left to protrude slightly above the surface of the tile: Nails should not be driven too deeply into the furring strips because too much pressure on the tile can cause it to break during freeze/thaw cycles, or when someone walks on the roof.

Plain flat tiles, like roofing slates, are attached to the roof sheathing only with nails. They are laid in a pattern overlapping one another in order to provide the degree of impermeability necessary for the roof covering. Because plain flat tiles overlap in most cases almost as much of one half of the tile, this type of tile roof covering results in a considerably heavier roof than does an interlocking tile roof which does not require that the tiles overlap to such an extent. Interlocking flat tiles form a single layer, and an unbroken roof covering. Although most interlocking tiles on all but the steepest roofs can technically be expected to remain in place because they hang on protruding nibs from the roofing laths or battens, in contemporary roofing practices they are often likely to be nailed for added security. In most cases it is usually a good idea to nail at least every other tile.

Pantiles

With Mission or Barrel tiles, where one half-cylinder overlaps another inverted half-cylinder to form a cover and pan (cap and trough) arrangement, the fastening is more complicated. While the pantiles that rest directly on the sheathing are simply nailed in place, there are two ways of attaching the cover tiles that rest on the pantiles. They can be secured by a copper wire nailed to the sheathing or tied to vertical copper strips running behind the tiles. Another method requires the installation of vertical battens or nailing strips on the roof to which the cover tiles are nailed, or the use of tile nails or hooks, which are hooked to the pantile below and secured with twisted copper wire.

Sometimes cement mortar, or another underlayer such as grass, moss or straw, or hair-reinforced mortar was added under the tiles. Before the use of felting this was a particularly common practice on some of the plain flat tile or Spanish tile roofs with low rises that were themselves not especially waterproof. Mortar also helped to keep driving rain from getting under the pantiles, and it is still customary in contemporary roofing to add a dab of cement mortar to help secure them.

Ridge or Hip Tiles

At the roof ridge or hip, clay tile is usually attached to a raised stringer with nails and a small amount of mortar, elastic cement or mastic. The joint is sealed with a flexible flashing such as copper or lead. Ridge tiles are often somewhat larger and more decorative than the field tile utilized on the broad sections of the roof.

Roof Pitch and Weather Factors in Tile Attachment

The means by which clay tile is attached to the sheathing is also partly determined by the roof pitch. Generally the fastening requirements increase with an increase of roof pitch. For low-pitched rises of 4"-6" (10cm-15cm) in a 12" (30.5cm) run the weight of the tiles is usually sufficient to hold them in place on the lath by the ridge or "lug" on the underside of the tile, with only the perimeter tiles requiring metal clips to secure them to the sheathing. But the tiles on even these low-pitched roofs are usually nailed for added security, and additional fastening measures are necessary on roofs with a higher pitch, or in areas subject to high winds or earthquakes. For steeper pitched roofs, such as towers, 7"-11" (18cm-28cm), or 12"-15" (30.5cm-38cm) in a 12" (30.5cm) run the tiles are nailed and a band of perimeter tiles three to four tiles thick is secured with clips. For roof rises over 16" (41cm) in a 12" (30.5cm) run, and in areas prone to earthquakes or hurricanes, every tile may be secured with both a nail and a copper or noncorrosive metal clip, and often also with a dab of roofing mastic or mortar.

The installation of clay roofing tiles in areas with significant amounts of snowfall-over 24" (61cm) per year-also varies somewhat from the normal guidelines. Larger battens may be necessary, as well as additional clipping or tying of the tile to securely attach it to the sheathing. The roof structure itself may also need added bracing, as well as the insertion of small snow clips or snow birds that protrude above the surface of the tile to prevent snow and ice from sliding off the roof and damaging the tile.

Preservation and Repair

Identifying Common Problems and Failures

While clay roofing tiles themselves are most likely to deteriorate because of frost damage, a clay tile roof system most commonly fails due to the breakdown of the fastening system. As the wooden pegs that fastened the early tiles to hand-riven battens rotted, they were often replaced with iron nails which are themselves easily corroded by tannic acid from oak battens or sheathing. The deterioration of metal flashing, valleys, and gutters can also lead to the failure of a clay tile roof.

Another area of potential failure of a historic clay tile roof is the support system. Clay tiles are heavy and it is important that the roof structure be sound. If gutters and downspouts are allowed to fill with debris, water can back up and seep under roofing tiles, causing the eventual deterioration of roofing battens, the sheathing and fastening system, or even the roof's structural members. During freezing weather, ice can build up under tiles and cause breakage during the freeze/thaw cycle. Thus, as with any type of roof, water and improperly maintained rainwater removal and drainage systems are also chief causes for the failure of historic clay tile roofs.

Clay tiles may be either handcrafted or machine-made; in general, roofs installed before the end of the 19th century consist of hand formed tiles, with machine-made tiles becoming more dominant as technology improved during the 20th century. Clay tile itself, whether made by hand or made by machine, can vary in quality from tile to tile. Efflorescence of soluble salts on the surface may indicate that a tile has excessive porosity which results from under-burning during its manufacture. Poor quality porous tiles are particularly susceptible to breaking and exterior surface spalling during freeze-thaw cycles. By letting in moisture, porous tiles can permit the roof battens and roof structure to rot. The problem may be compounded by waterproof building paper or building felt laid underneath which can, in some instances, prevent adequate ventilation.

Clay roofing tiles can also be damaged by roofers walking carelessly on an unprotected roof while making repairs, or by overhanging tree branches, falling tree limbs, or heavy hail. Broken tiles may no longer provide a continuous waterproof surface, thereby allowing water to penetrate the roofing structure, and may eventually result in its deterioration if the broken tiles are not replaced in a timely manner.

Although modern, machine-made clay tiles are more uniform in appearance than their handmade counterparts, they also have the potential for failure. Occasionally, entire batches of mass-produced tile can be defective.

Regular Inspection and Maintenance

Broken or missing tiles, or leaks on the interior of the building, are obvious clues that a historic clay tile roof needs repair. Even though it may be clear that the roof is leaking, finding the source of the leak may not be so easy. It may require thorough investigation in the attic, as well as going up on the roof and removing tiles selectively in the approximate area of the roof leak. The source of the leak may not actually be located where it appears to be. Water may come in one place and travel along a roofing member some distance from the actual leak before revealing itself by a water stain, plaster damage, or rotted wooden structural members.

Temporary Protection during Repair

In some instances temporary protection and stabilization may be necessary to prevent further damage or deterioration of a historic clay tile roof. Plywood sheets, plastic, roll roofing, or roofing felt can provide short-term protection until repair or replacement materials can be purchased. Another option may be to erect a temporary scaffold that is encased or covered with clear or semitransparent polyethylene sheeting over the entire roof. This will not only protect the exposed roofing members during repair or until repairs can be made, but also lets in enough natural light to enable the reroofing work to take place while sheltering workmen from cold or wet weather.

General Repair Guidance

Once the source and cause of a leak has been identified, appropriate repairs must be made to structural roofing members, wood sheathing, felt or roofing paper if it is part of the roofing membrane, or possibly to vertical roof battens to which the tiles may be attached. If the problem appears limited to gutters and flashing in disrepair, repair or replacement will probably require temporary removal of some of the adjacent tiles to gain access to them. If the roofing tiles are extremely fragile and cannot be walked on even with adequate protection (see below), it may also be necessary to remove several rows or a larger area of tiles and store them for later reinstallation in order to create a "path" to reach the area of repair without damaging existing tiles. Even if most of the tiles themselves appear to be intact but no longer securely attached to the roof substrate due to deterioration of the fastening system or roofing members, all the tiles should be labeled and removed for storage. Regardless of whether the repair project involves removal of only a few damaged tiles, or if all the tiles must be removed and relaid, historic clay roofing tiles are inherently fragile and should be pulled up carefully with the use of a slate ripper. The tiles can be reattached one-by-one with new corrosion-resistant copper nails, copper straps or tabs, "tingles", or another means after the necessary repairs have been made to the roof.

Replacing Individual Tiles

The most difficult aspect of replacing a single broken clay roof tile is doing so without breaking neighboring tiles. While flat shingle tiles can generally be walked on by a careful roofer without likelihood of much damage, high profile pantiles are



A special system consisting of brass or copper wires is used to attach these tapered barrel roof tiles. Photo: NPS files.

very fragile and easily broken. By using sheets of plywood, planks, or burlap bags filled with sand to distribute weight, the professional roofer can move about the roof to fix broken tiles or flashing without causing additional damage. Another method involves hooking a ladder on the ridge to support and evenly distribute the weight of the roofer.

A broken tile should be carefully removed with a slate ripper or hacksaw blade inserted under the tile to cut the nail or nails holding it in place. If successive layers of tile are already in place covering the nailholes, it will not be possible to attach the replacement tile with nails through the holes, so an alternative method of attachment will be necessary. By nailing a tab of double thickness copper stripping on the sheathing below the tile, the new replacement tile can be slipped into position and secured in place by bending the copper strip up with a double thickness of the copper over the tile. A slate hook or "tingle" can be used in the same way. This fastening system functions in place of nails.

When replacing hard-to-match historic tile, and if matching clay tile cannot be obtained, it may be possible to relocate some of the original tiles to the more prominent locations on the roof where the tile is damaged, and insert the new replacement tile in secondary or rear locations, or other areas where it will not show, such as behind chimney stacks, parapets, and dormer windows. Even though replacement tile may initially match the original historic tile when first installed, it is likely to weather or age to a somewhat different color or hue which will become more obvious with time. Thus, care should be taken to insert new replacement tile in as inconspicuous a location as possible. New, machine-made clay tile or concrete tiles should generally not be used to patch roofs of old, handmade tile because of obvious differences in appearance.

Sources for Replacement Tiles

When restoring or repairing a clay tile roof it is always recommended that as many of the original tiles be retained and reused as possible. Sometimes, particularly when working with "pan and cover" type tile roofs, while many of the "cover" tiles may be broken and require replacement, it may be possible to reuse all or most of the "pan" tiles which are less susceptible to damage than the "cover" tiles. But, in most cases, unless matching replacements can be obtained, if more than about 30 per cent of the roofing tiles are lost, broken, or irreparably damaged, it may be necessary to replace all of the historic tiles with new matching tiles. When counting the number or percentage of missing or broken tiles that need to be replaced, it is important to order extra tiles to allow for breakage and damage during shipping and on the job site. The size of the tiles must be noted, whether they are all the same size, the same size but laid with different amounts of exposure to compensate for changes in perspective, or of graduated sizes according to horizontal rows-typical, for example, on conical or tower roofs.

Many late-19th and early-20th century tiles are marked on the back with the name of the company that made them, along with the size and the name of that particular tile shape. Some companies that were in business in the United States at the turn of the century are still producing many of the traditional tile shapes, and may be able to supply the necessary replacements. But it is important to be aware that in some cases, although the name of a particular tile pattern may have remained the same, the actual shape, size, thickness and profile may have changed slightly so that the new tile does not match the historic tile closely enough to permit it to serve as a compatible replacement for missing or broken tiles. While such tiles may be acceptable to use on a secondary or less prominent elevation, or to use when an entire tile roof needs replacement, they would not be suitable to use on an area of the roof that is highly visible.

Even if the particular tile is no longer manufactured by a company, the original molds may still exist which can be used to make new tiles to match the historic tiles if the quantity needed is sufficiently large to warrant a custom order. Other companies stock and sell salvaged tile, and keep a variety of old tiles available which can be identified and matched by the number and company imprint on the back of the tiles. Still other companies specialize entirely in custom-made reproduction of historic clay tiles for a specific preservation project.

Modern clay tiles are even more varied than historic tiles. Many shapes and styles are offered in a wide variety of colors and glazes. Several manufacturers produce special color-blended tiles, as well as tiles of different hues that are intended to be carefully mixed when installed. Yet, it is important to remember that many of these modern tiles may not be appropriate for use on historic clay tile roofs. The place of manufacture must also be taken into consideration. For instance, tiles made for use in a hot, dry climate may not be able to withstand wet weather, drastic temperature changes or freeze-thaw cycles. Some of the tile shapes, and many of the colors-especially those that are very bright and highly glazed-are completely contemporary in design, and do not represent traditional American styles, and thus, are not suitable for use on historic buildings.

Repairing a Failed Fastening System

Clay roofing tiles, as noted before, frequently outlast their fastening systems. Wood pegs rot, nails rust, and even copper nails that are not adequately driven in can pull out of the roof's structural members. Although it is unusual that all of the clay tiles on a roof need to be replaced unless matching replacements cannot be obtained, it is not uncommon for old tile roofs to be stripped of all their tiles in order to relay the tiles with new fastenings and battens. When the fastening system has failed, all the roof tiles must be removed and reattached with new corrosion-resistant fasteners. If possible, all the tiles

should be numbered and a diagram should be drawn showing the location of each tile to aid in replicating the original pattern and color variations when the tiles are relaid. Ideally, each tile should be numbered to ensure that it is reinstalled in its original location. But this may not always be feasible or practical, and it may be enough simply to group the tiles as they are removed by type and size or function—such as field tiles, custom tiles for hips, dormers and ridges, and specially cut pieces. This will help facilitate reinstallation of the tiles. If all of the tiles have to be removed, it is probably a good idea to consider installing a layer of modern roofing felt over the wood sheathing. This will add another layer of waterproofing, while providing temporary protection during reroofing.

Even if the tiles were originally attached with wooden pegs, it is generally recommended that they be rehung with corrosion-resistant, preferably heavy copper, or aluminum alloy nails or hooks. Today there are numerous nontraditional fastening systems for clay tile roofs, and many of them are patented. Roofing contractors and architects may have individual preferences, and some systems may be better suited than others to fit a particular roof shape or to meet a specific climatic or seismic requirement. Original battens or other roof members that may have deteriorated should be replaced to match the original using pressure-treated wood. Additional support may be necessary, particularly if the original roof was inadequate or poorly designed.

Replacing Flashing

Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs because of their durability and long lasting qualities. However, copper staining from downspouts can sometimes be a problem on light-colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems. Clay tile roofs usually have an open valley system where the tiles are separated by metal flashing at intersections of roof sections with different angles. This makes the insertion of new flashing quite easy, as only a few surrounding tiles must be removed in the process. New copper flashing that is too "bright" can be made to blend in and "mellowed" by brush-coating it with boiled linseed oil or proprietary solutions.

Inappropriate Repairs

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.

Patching a historic clay tile roof with roofing tar, caulk, asphalt, pieces of metal, or non-matching clay tiles is also inappropriate. Such treatments are visually incompatible. They also have the potential for causing physical damage. Water can collect behind these patches, thus accelerating deterioration of roof sheathing and fastening systems, and during the expansion and contraction of a freeze-thaw cycle ice buildup at patches can break surrounding tiles.

Summary and References

Clay roofing tile itself, when correctly installed, requires little or no maintenance. Often, it is the fastening system used to secure the tiles to the sheathing that fails and needs to be replaced rather than the tiles themselves. In fact, because clay tiles frequently outlasted the building structure, it was not unusual for them to be reused on another building. When the fastening system has deteriorated, or the roofing support structure has failed, clay tiles can be removed relatively easily, necessary repairs can be made, and the historic tiles can be relaid with new corrosion-resistant nails or hooks. Broken or damaged tiles should be replaced promptly to prevent further damage to neighboring tiles or to the roof structure itself.

As with any kind of historic roofing material, regular maintenance, such as cleaning gutters and downspouts, can add to the life of a tile roof. Additional preventive measures may include placing wire mesh over downspout openings or over the entire gutter to prevent debris from collecting and water from backing up. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious repair problems.

If replacement tile is required for the project, it should match the original tile as closely as possible, since a historic clay tile roof is likely to be one of the building's most significant features. Natural clay tiles have the inherent color variations, texture and color that is so important in defining the character of a historic tile roof. Thus, only traditionally shaped, clay tiles are appropriate for repairing a historic clay tile roof.

Selected Sources of Clay Roofing Tiles

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.