

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-131
ADDRESS: 326 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6728 BLK 4 LOT 38 39 & 40, W 4 FT OF 41 -C
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista
APPLICANT: Matt Bishop/ BEXAR DIVERSIFIED MF-1 LLC
OWNER: Matt Bishop/ BEXAR DIVERSIFIED MF-1 LLC
TYPE OF WORK: Roof replacement
APPLICATION RECEIVED: February 9, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing tile roof with a composition shingle roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

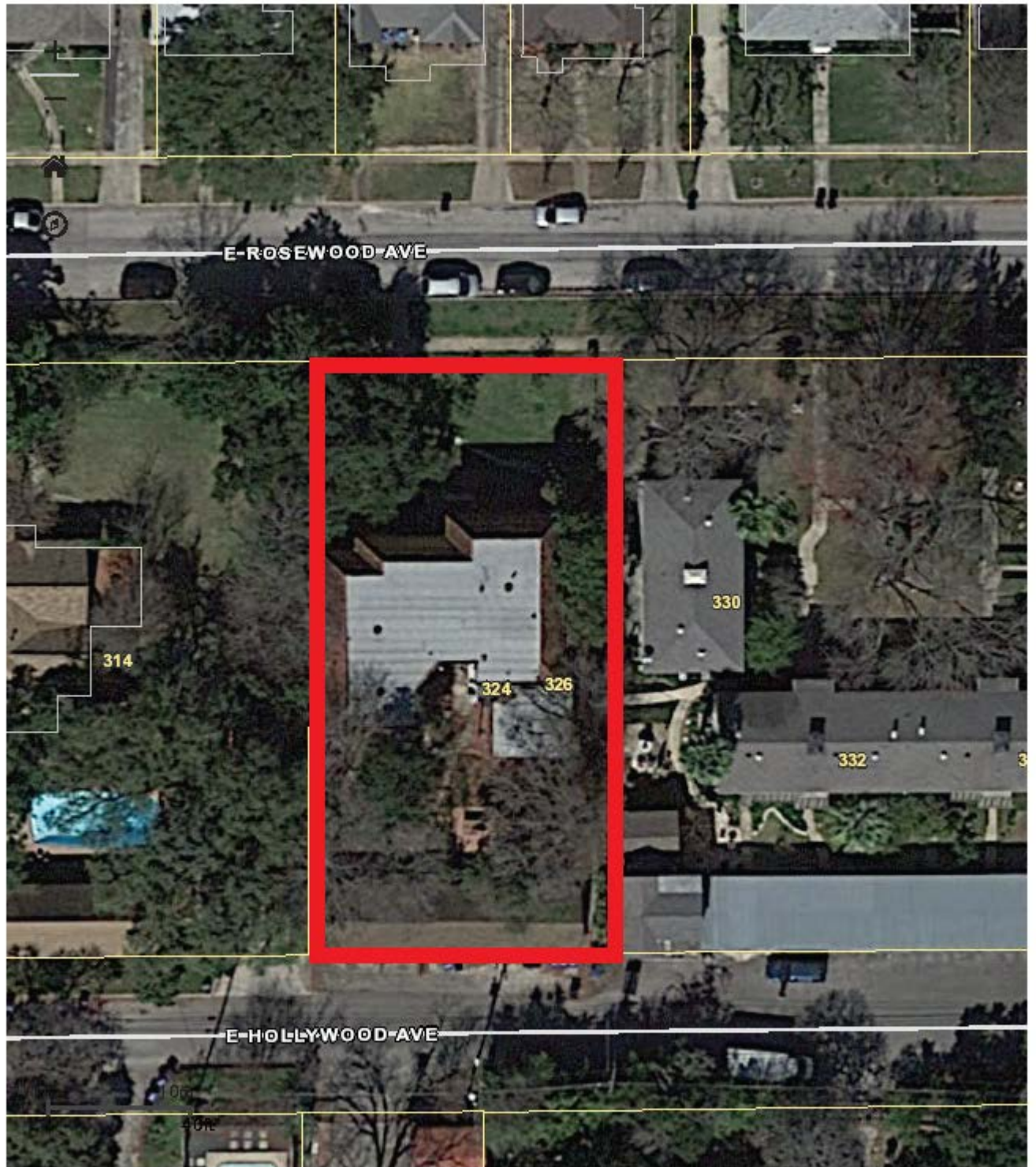
- a. The primary structure located at 324 E Rosewood is a 2-story, multi-family structure constructed circa 1930. It first appears on the 1951 Sanborn map. The structure has an asymmetrical u-shape plan and features a flat roof with mansard slopes and red clay or ceramic tiles, a pitched tile porch roof, a secondary front gable porch awning, a stone veneer, and one-over-one windows. The property is contributing to the Monte Vista Historic District.
- b. CASE HISTORY - The applicant previously requested to replace the existing tile roof with a composition shingle roof and the request was heard at the February 17, 2021, HDRC hearing. The Commission motioned to approve roof replacement with the following stipulations:
 - i. That the replacement composition shingles are similar in appearance to the existing tile and are verified by staff. The applicant is required to submit final material specifications to staff for review and approval.
 - ii. That the applicant maintains the existing ridge detailing.
- c. ROOF REPLACEMENT – The applicant has submitted shingles that staff finds do not meet the previous stipulations of approval as they do not feature an appearance similar to the existing tile. The shingles that have been submitted feature a flat profile. Staff finds that the previous stipulations of approval should be followed, to be consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through g. Staff recommends that the roof be replaced with in-kind materials or a material similar in appearance to the existing tile.

If the HDRC finds roof replacement with the proposed shingles appropriate, staff recommends the following stipulations:

- i. That the applicant maintains the existing ridge detailing.













203 E ROSEWOOD SA TX 78212



216 E ROSEWOOD SA TX 78212







221 E ROSEWOOD SA TX 78212





258 E ROSEWOOD SA TX 78212



262 E ROSEWOOD SA TX 78212



301 E ROSEWOOD SA TX 78212



307 E ROSEWOOD SA TX 78212



308 E ROSEWOOD SA TX 78212



311 E ROSEWOOD SA TX 78212



323 E ROSEWOOD SA TX 78212



208/ 210 E LULLWOOD SA TX 78212







231 E LULLWOOD SA TX 78212



233 E LULLWOOD SA TX 78212



254 E LULLWOOD SA TX 78212



268 E LULLWOOD SA TX 78212





310 E LULLWOOD SA TX 78212



212 E. Rosewood – recently replaced new roof with regular shingles

314 E. Rosewood. Directly next door to 324/326 E. Rosewood. This regular shingle roof looks very nice.





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

March 3, 2021

HDRC CASE NO: 2021-033
ADDRESS: 324 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6728 BLK 4 LOT 38 39 & 40, W 4 FT OF 41 -C
HISTORIC DISTRICT: Monte Vista
APPLICANT: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC - 204 E OAKVIEW PL
OWNER: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC - 204 E OAKVIEW PL
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the existing tile roof with a composition shingle roof.

FINDINGS:

- a. The primary structure located at 324 E Rosewood is a 2-story, multi-family structure constructed circa 1930. It first appears on the 1951 Sanborn map. The structure has an asymmetrical u-shape plan and features a flat roof with mansard slopes and red clay or ceramic tiles, a pitched tile porch roof, a secondary front gable porch awning, a stone veneer, and one-over-one windows. The property is contributing to the Monte Vista Historic District.
- b. The applicant has proposed to replace the existing red clay or ceramic tile roof with a composition shingle roof to match other stone veneer properties on the block. Guideline 3.B.iv for Exterior Maintenance and Alterations states that roofing materials should be replaced with in-kind materials whenever possible when the roof must be replaced. Historic materials such as slate or clay tiles should be retained and re-used when large-scale replacement of roof materials other than asphalt shingles is required. The existing clay roof tiles are severely damaged and require replacement. Furthermore, Guideline 3.B.iv states that new roofing materials should match the original materials in terms of their scale, color, texture, profile and style or materials should be selected that are consistent with the building style when in-kind replacement is not possible. The 1951 Sanborn map shows that the original roof was composition; however, the Sanborn map may have referenced the material of the flat roof portion of the structure. Staff finds the request is inconsistent with the Guidelines. Staff finds that the installation of a material, such as pressed metal, that is similar in appearance to the existing tile would be appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a through b. Staff recommends that the roof is replaced with in-kind materials or a material similar in appearance to the existing tile.

If the HDRC finds roof replacement with composition shingles appropriate, staff recommends the following stipulations:

- i. That the replacement composition shingles are similar in appearance to the existing tile and are verified by staff. The applicant is required to submit final material specifications to staff for review and approval.

- ii. That the applicant maintains the existing ridge detailing.

COMMISSION ACTION:

Approved with stipulations:

- i. That the replacement composition shingles are similar in appearance to the existing tile and are verified by staff. The applicant is required to submit final material specifications to staff for review and approval.
- ii. That the applicant maintains the existing ridge detailing.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller
Historic Preservation Officer

Matt Bishop

From: Matt Bishop
Sent: Tuesday, December 7, 2021 4:09 PM
To: 'Ryan Reed'
Cc: Paul Kinnison; 'gwyn@bexarmanagement.com'
Subject: RE: 324 E Rosewood (Roof with regular shingles).

Ryan & Paul –

Thank you!

Much appreciated.

Matt

From: Ryan Reed [mailto:ryan@rsreed.com]
Sent: Tuesday, December 7, 2021 2:39 PM
To: Matt Bishop <mbishop@mdtlaw.com>
Cc: Paul Kinnison <paulkinnison@gmail.com>
Subject: FW: 324 E Rosewood (Roof with regular shingles).

Hi Matt – Paul did discuss this application with me, and let me know that he drove by to assess the roof materials used on the rest of the block. Considering the prevalence of asphalt shingles on the neighboring properties, we would not oppose the installation of this type of roof on your property.

Please feel free to call or email if you have any further questions.

Thank you,
Ryan



Ryan S Reed
Monte Vista Historical Association
Architectural Review Committee
415-518-3271
www.montevistasa.org

From: Matt Bishop <mbishop@mdtlaw.com>
Date: December 6, 2021 at 3:40:50 PM CST
To: PAULKINNISON@gmail.com
Cc: gwyn@bexarmanagement.com
Subject: 324 E Rosewood (Roof with regular shingles).

Hello Paul, I hope you're doing well.

I just wanted to follow up with you to confirm the Monte Vista Historical Assn approves and supports us using regular shingles at our building for a new roof at 324 E Rosewood. As I'm sure you know, basically every single similar old rock building on Rosewood and Lullwood between Shook and McCullough has a roof with regular shingles. I've attached some photos of the roofs with regular shingles on those blocks. So when we put on a new roof with regular shingles it will look very much at home in the neighborhood. We do not have the budget to use clay tiles or the expensive fancy shingles the City suggested. We need to use regular shingles like the rest of the buildings have.

Rachel at the City suggested that I visit with the MVHA so we can get regular shingles approved with the City. Once approved, we would try to set aside some money to be able to do this roofing project in 2022, but we need to be able to use regular shingles due to the exorbitant cost and also general unavailability of other options.

Thanks!

Regards,
Matt
(210) 363-0840 cell

From: Matt Bishop
Sent: Friday, November 12, 2021 12:11 PM
To: 'paulkinnison@gmail.com' <paulkinnison@gmail.com>
Subject: 324 E Rosewood

Paul – Good talking to you.

Here's the photo of 324 E Rosewood.

Regards,
Matt
(210) 363-0840 cell

Matt Bishop

From: Matt Bishop <mbishop170@gmail.com>
Sent: Wednesday, February 9, 2022 8:29 AM
To: Matt Bishop
Subject: Fwd: Fw: [EXTERNAL] 324 E Rosewood

----- Forwarded message -----

From: Rod Roofing <rodroofing@sbcglobal.net>
Date: Thu, May 6, 2021 at 11:40 AM
Subject: Fw: [EXTERNAL] 324 E Rosewood
To: Matt Bishop <mbishop170@gmail.com>
Cc: Trenton <trenton@bexarmanagement.com>

Forwarding you an email Rachel sent to me
They are requiring a tile for tile replacement or a designers shingle
Getting a quote on the shingles
Shingles can be months until they arrive, just depends on the manufacture

Gilbert
Rod Roofing, LLC 440 Menchaca San Antonio, Texas, 78207 (210) 734-8444

----- Forwarded Message -----

From: Rachel Rettaliata (OHP) <rachel.rettaliata@sanantonio.gov>
To: Rod Roofing <rodroofing@sbcglobal.net>
Sent: Thursday, May 6, 2021, 10:35:43 AM CDT
Subject: RE: [EXTERNAL] 324 E Rosewood

Hello Gilbert,

Thank you for your email and I apologize that we keep missing each other's calls. The proposed composition shingle does not meet the HDRC stipulations that are as follows:

- i. That the replacement composition shingles are similar in appearance to the existing tile and are verified by staff. The applicant is required to submit final material specifications to staff for review and approval.
- ii. That the applicant maintains the existing ridge detailing.

Here are two products for your reference that have been previously approved for tile-to-shingle roof replacement:

- Boral roofing product: <https://simplebooklet.com/boralsteelstonecoatedroofing1>
- Sienna Lifetime Designer Shingles (RESSN100): <https://www.gaf.ca/roofing/residential/products/shingles/designer/sienna>

For the second stipulation, the tile along the ridgeline will need to be maintained. If you would like to look at another property as an example the property at 128 W Magnolia was also required to maintain the tile ridgeline when they installed composition roofing to replace the previously existing tile roof.

Please let me know if you have additional questions!

Best,

Rachel Rettaliata

Historic Preservation Specialist

(she/her/hers)

City of San Antonio · Office of Historic Preservation

1901 South Alamo · San Antonio, TX 78204

direct: 210.207.0145 · main: 210.207.0035

rachel@sapreservation.com · www.sapreservation.com

Our team is practicing social distancing with limited availability at our physical office. During this time, we encourage you to utilize our many online resources including the online application portal and explorer map. Visit www.sapreservation.com or contact us at 210-207-0035.



**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**



-----Original Message-----

From: Rod Roofing rodroofing@sbcglobal.net
Sent: Thursday, May 06, 2021 10:06 AM
To: Rachel Rettaliata (OHP) Rachel.Rettaliata@sanantonio.gov
Subject: [EXTERNAL] 324 E Rosewood

Below is a link to the material we plan to use <https://www.owenscorning.com/en-us/roofing/shingles/oakridge?color=brownwood>

Below is a owens corning oakridge brochure including
specs <http://www.owenscorning.com/NetworkShare/Roofing/10022487-Oakridge-Shingles-Brochure---Compton.pdf>

Gilbert

Rod Roofing, LLC 440 Menchaca San Antonio, Texas, 78207 (210) 734-8444 ****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.

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78209 - English ▼



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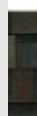
GALLERY



Desert Tan



Driftwood



OAKRIDGE®
SHINGLES



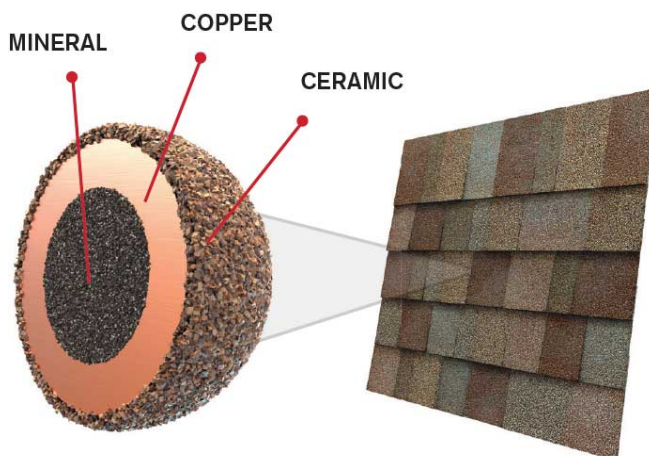


Cómo: Instalar tejas de Oakridge®
(Español)



How To: Install Oakridge® Shingles
(English)

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Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper-lined granules, which help resist algae growth, into our colorful granules in a way that is proprietary to us and is

scientifically developed to meet the needs of specific regional climates.

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*See actual warranty for complete details, limitations and requirements.

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LIMITED LIFETIME WARRANTY*

If you purchase any of the System warranties, make sure you tell your contractors to register them with us and give you the proof of purchase! Having your roof installed by an Owens Corning Roofing Preferred Contractor or an Owens Corning Roofing Platinum Preferred Contractor can have an impact on your warranty coverage.

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WIND RESISTANCE

Significant wind can cause shingles to blow off the roof deck.

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle play an important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the Technical Information section.

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ENERGY STAR® is for roofs, too. Like the energy-efficient appliances in your home, an ENERGY STAR rated shingle can help make your home more comfortable and energy-efficient. These “cool” shingles reflect solar energy because the granules on the shingle help bounce the sun’s rays decreasing the amount of heat transferred into a home’s interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. ENERGY STAR rated shingles are required to have an initial solar reflectance index of 0.25 and a 3-year aged solar reflectance of 0.15.

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TECHNICAL INFORMATION

Technical Characteristics (nominal values)

PROPERTY (UNIT)	VALUE

PROPERTY (UNIT)	VALUE
Warranty	Limited Lifetime
Wind Resistance	110/130 MPH 177/209 KMH
Algae Resistance	10 Years
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Applicable Standards

- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3462
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108 (Class A Fire Resistance)
- UL 790 (Class A Fire Resistance)
- Florida Product Approval
- ICC-ES AC438
- Oakridge Miami-Dade County Product Approval
- PRI ER 1378E01

Technical Documents

 **PRI Evaluation Report** PDF | 0.5 MB

 **LEED Certification - Roofing Shingles** PDF | 0.3 MB

 **Install Instructions** PDF | 2.1 MB

 **Data Sheet** PDF | 4.6 MB

 **3-part spec (pdf)**

 **3-part spec (word)**

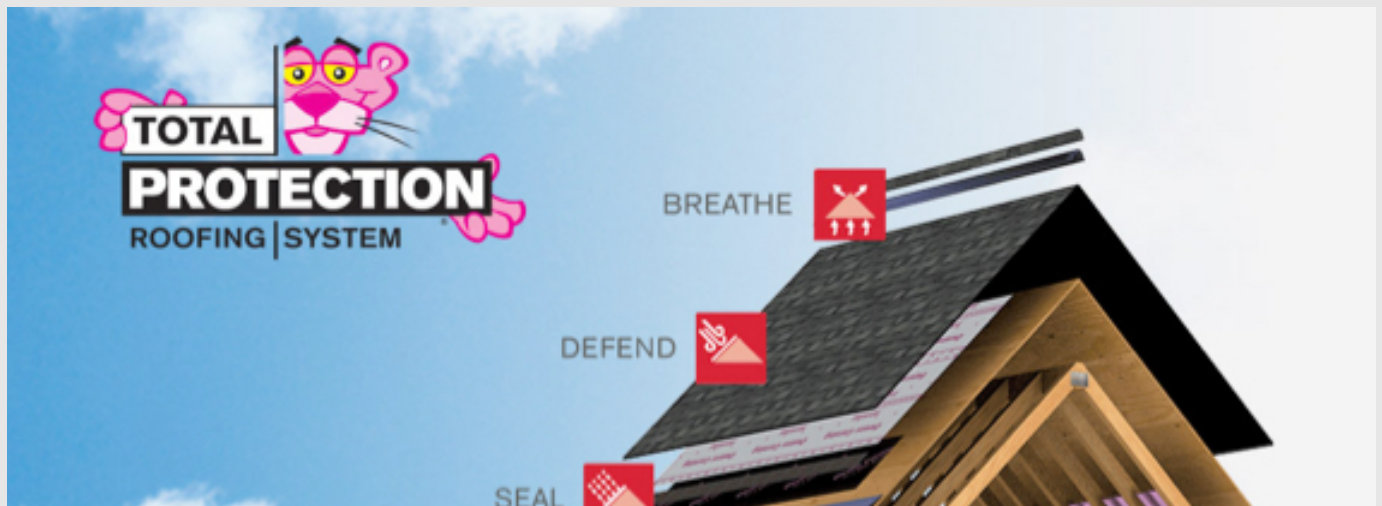
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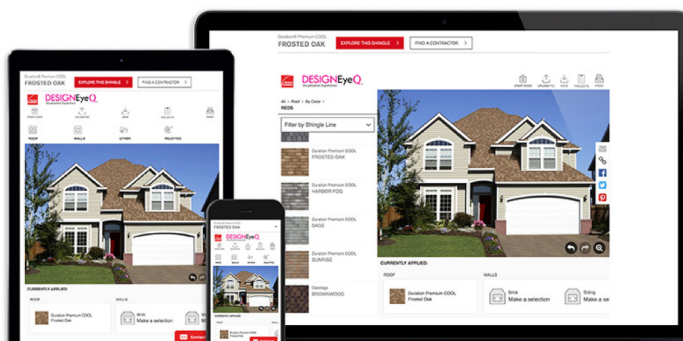


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HELP WITH COLOR



Visualize Your Roof

Get a real picture of how your roof will look before you purchase. Our Design EyeQ® visualization software lets you upload a picture of your home and 'try on' new roof colors. When you're done, you can print the picture for reference, share it via social media, or send it to an Owens Corning Network member for an estimate.

VISUALIZE YOUR HOME



View Style Board Inspiration

Need help deciding on the best color and look for your home? Don't fret — Owens Corning has you covered. We've expertly paired fashion-forward colors with our Duration® Series shingles. Explore expert color pairings and a variety of style boards to match for inspiration on your next project.

VIEW ALL STYLE BOARDS



Get expert help from Karen Laine and Mina Starsiak

Express your personal style with help from home renovation and design experts, Karen Laine and Mina Starsiak, hosts of HGTV's Good Bones & Owners of Two Chicks and a Hammer, Indianapolis.

YES PLEASE!

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Owens Corning® is honored to have earned the 2020 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

We strive to accurately reproduce all photographs of shingles in literature and for onscreen viewing. The roofing product colors you see are as accurate as technology allows. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final color selection.

† SureNail® Technology is not a guarantee of performance in all weather conditions.

‡ This image depicts Triple Layer Protection® and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis. SureNail® Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 6,471,812; 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.}

* See actual warranty for complete details, limitations, and requirements.

** Excludes non-Owens Corning® products such as flashing, fasteners, and wood decking.

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Rachel Rettaliata
City of San Antonio
Office of Historic Preservation
Rachel.Rettaliata@sanantonio.gov

May 13, 2021

Dear Ms. Rettaliata,


We are the residents at the apartment building at 324/ 326 E. Rosewood Ave., San Antonio, Texas 78212. We understand that the owner of the building wants to replace the roofs at our building which are in need of repair. The owner says he is willing to replace the roofs with regular shingles just like the other similar buildings on our street and on E. Lullwood one street over. However, the City will not allow it, and the City is insisting on only using tiles or expensive metal plates. We would really like to have the roof replaced, but we cannot afford a big rent hike if the owner has to spend a bunch of money on a new tile roof or fancy metal plates. The owner will have to recoup that extra cost for the roof and still be able to afford that as well as pay the bank loan payments and the property taxes which are always skyrocketing. That extra roof cost will have to be passed on to us as the tenant, and we cannot afford to pay a big rent increase. We also feel it is unfair that all the other buildings can have regular shingles except for ours. Why can our building not have the same type of roof that all the other buildings in the neighborhood have? We think this is very unfair.

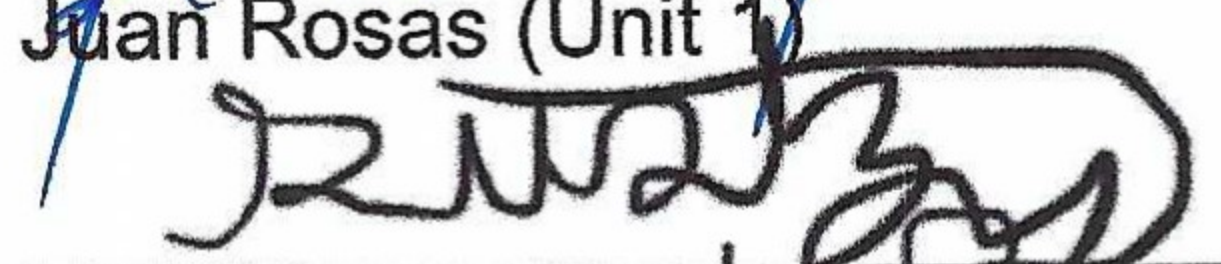
We are asking the City to reconsider its position and let our building have regular shingles. It will look very nice and it will not look out of place at all. We think if you will take a walk or a bike ride around the neighborhood you will see that this is true.

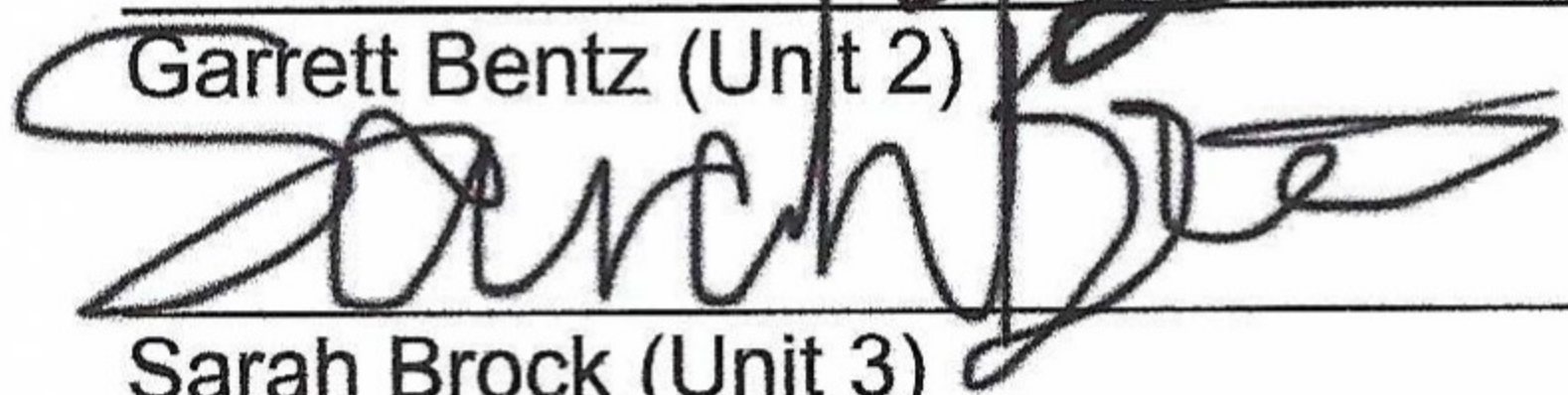
Thank you for your time and we really hope you will reconsider your decision to not allow a new roof with tasteful regular shingles.

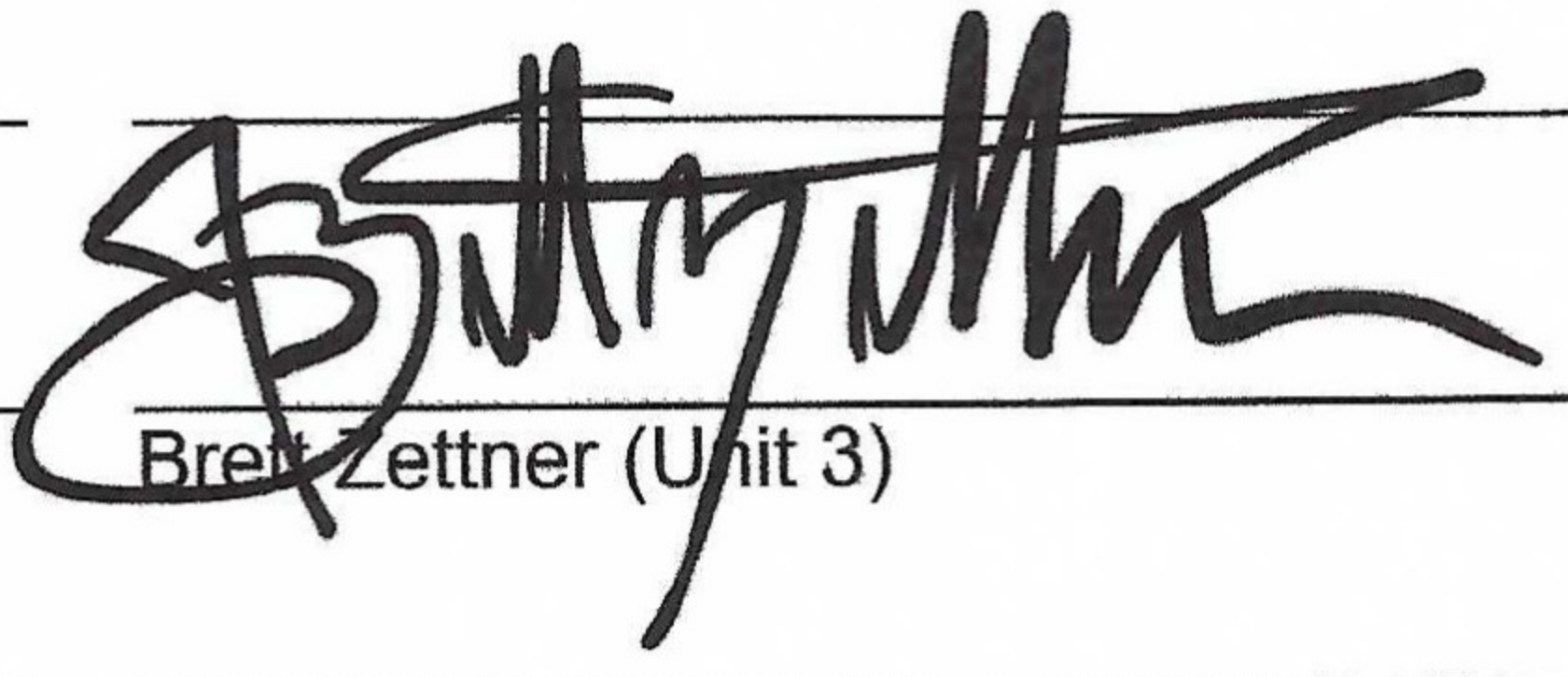
Sincerely,


Juan Rosas (Unit 1)


Maria Rosas (Unit 1)


Garrett Bentz (Unit 2)


Sarah Brock (Unit 3)


Brett Zettner (Unit 3)


VACANT (Unit 4)


John Plapp (Unit 5)


Conor Young (Unit 6)


Katie Farrell (Unit 6)

Matt Bishop
Bexar Diversified MF-1, LLC
204 E. Oakview Place
San Antonio, Texas 78209
(210) 363-0840
mbishop@mdtlaw.com

Rachel Rettaliata
City of San Antonio, Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204
rachel@sapreservation.com

Katie Totman, M.A.
City of San Antonio, Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204
katie@sapreservation.com

February 9, 2022

Re: Regular shingles (asphalt / composition shingles) at 324/326 E. Rosewood Ave.

Dear Rachel, Katie and the Historic and Design Review Commission (HDRC),

I hereby submit this application to replace the roof at 324/326 E. Rosewood Avenue with regular asphalt shingles. This is a small multi-family building in the Monte Vista Historic District. The building currently has a tile roof, but the tiles are worn out and in need of replacement. Virtually every other similar building in the neighborhood has asphalt shingles. Furthermore, the 1951 Sanborn map even says this building originally had a composition roof.

The Monte Vista Historical Association approves our request.

I submitted a similar application to the HDRC around this time last year. After the HDRC hearing in March 2021, my roofing contractor Gilbert Rodriguez (Rod Roofing, LLC) applied for a permit to replace the roof with regular shingles – specifically, Owens Corning Oakridge dimensional shingles in the Brownwood color. Ms. Rettaliata denied the application based on the HDRC's stipulation, and told Gilbert we can only use GAF shingles – which are discontinued – or a metal panel from Boral. The metal panels are super expensive, difficult to get, and have a super long lead time.

The price difference between using tiles versus regular shingles is staggering. For tiles, the quote is \$42,103. For regular shingles, the quote is \$11,123. Please note these quotes are from 2021, and those costs have no doubt increased significantly. There's just no way we can absorb the expense of a new tile roof, or a Boral metal panel roof, which would be even more expensive than a new tile roof. We are trying to keep rents affordable for our tenants. Affordable housing is becoming harder and harder to find in San Antonio, and the enormous cost of a new tile or Boral metal panel roof would make it impossible to keep rents affordable.

In addition, and perhaps more importantly, nearly all of the buildings similar to ours on E. Rosewood and E. Lullwood between Shook and McCullough have regular shingle roofs. Very few buildings in the neighborhood have tile roofs at all. Using regular shingles for the much needed roof replacement will not in any way make our old rock building look out of place. It will look good, and it will look like it belongs in the Monte Vista neighborhood.

I have attached photos of our building and a number of other buildings in the immediate area as an illustration. Specifically, I have included photos of the other rock buildings in this two block stretch of Monte Vista, because our building is made of rock. As you will see from the photos (or a walk or bike ride around the area) there are LOTS of buildings with regular shingle roofs. Regular shingles are entirely appropriate for this building, and the Monte Vista Historical Association agrees.

Please let me know if you need any more information, and I hope the HDRC will approve this application so we can make the necessary roof repairs with regular shingles.

Very truly yours,



Matt Bishop, Deputy General Counsel
Bexar Diversified MF-1, LLC

Attachments:

Exhibit A – HDRC action letter dated March 3, 2021

Exhibit B – Email from MVHA approving application to use regular shingles

Exhibit C – Email exchange between Ms. Rettaliata (OHP) and Gilbert with Rod Roofing, LLC

Exhibit D – Owens Corning Brownwood shingles

Exhibit E – Letter from the tenants

Exhibit F – Photos of the existing roof at 324/326 E. Rosewood

Exhibit G – Photos of the neighboring properties with regular shingle roofs