



March 19, 2019

City Of Bexley
Architectural Review Committee
2242 E Main St
Bexley, OH 43209

Re:205 N Stanwood – Slate Roof

To Whom It May Concern:

As you may or may not be aware, my company completes approximately 8 addition/renovation projects in the City of Bexley each year. We have had extensive experience with slate roofs. We have done projects where we match existing slate on addition structures, blend the old and new in, made repairs to existing slate roofs and when a slate roof is beyond its useful life, replaced entire roofs with either new or reclaimed slate or asphalt shingles.

This home happens to be owned by my sister and I have been tasked with helping her replace her failed roof. She has owned this home since November of 2007. The home was built in 1932 and was roofed with S2 Pennsylvania Black Slate most likely Pen Argyl on the second floor roof elevations and has 3 tab asphalt shingles on the first floor western elevation shed dormer and bay window. This slate is widely considered one of the most inferior slates with a life expectancy of 40 to 50 years. Almost all of the original slate is delaminating and crumbles and breaks when anyone is on the roof. Repairs routinely made require far more slate to be replaced due to the damage caused by removing broken slate and working on the roof surface. The rule of “if the slate is good then the roof should be repaired or restored” simply will not work in this instance. The slate is too soft and porous.

Annually, we have made repairs to this roof. She has been spending more than \$500 each year to maintain this roof.

The cost to replace this roof with a new Vermont Gray slate roof is in excess of \$28,000 which is economically unfeasible. It is 300% more expensive than replacing with a 30 year dimensional asphalt shingle.

Sincerely,

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