

SLATE ROOF STANDARDS FOR MODIFICATION REQUEST

- Any/all proposed repairs to existing roofs require Staff/Administrative or Board approval.
 - For slate roofs being repaired, any/all missing, damaged, and deteriorated slate on all main and ancillary roofs should be repaired with new or used slate of same color and profile as existing, in accordance with the Architectural Review Board Design Guidelines and all applicable City Codes and industry standards.
 - Approval by the Architectural Review Board and the issuance of a Certificate of Appropriateness for a roof replacement are required prior to the removal of a slate roof.
 - Pictures showing all roof surfaces and dominant street views shall be included in the submission.
 - History of the roof maintenance should be submitted.
 - Applicants should provide written estimates for slate repair as well as both replacement of the roof with slate and replacement with proposed new replacement material
- Applicants should address a) the remaining life of the existing slate roof, b) the estimated future life of the roof repaired and remaining slate, and c) the estimated life expectancy of a non slate replacement roof. It important to understand the life cycle value/cost of a roof repair/ replacement vs simply present cost.
- Applicant should provide a written statement of the architectural importance of the existing slate roof (its prominence on the street, its significance to the architecture/architectural style of the home, etc...)
 - Applicants are to work with the Design Consultant to determine the additional level of documentation necessary for consideration of a slate roof removal.
 - The applicant should submit a minimum of one written slate roof assessment by a slate roofing contractor, licensed in the City of Bexley, regarding the existing condition of the slate roof, and documenting, to the commission's satisfaction, that the slate is beyond its serviceable life.
 - In addition to a written description of the existing condition of the slate, all slate roof assessments should provide the type and style of slate.
 - When slate removal has been determined to be appropriate/necessary, the maintenance and repair of the slate on the primary elevation(s) will be considered in conjunction with replacing the deteriorated slate on secondary elevations.

* SLATE *