

City of Bexley

Roof Replacement Guidelines:

Roofing materials are important contributing visual elements to the integrity of the built environment. Slate is one of the most aesthetically pleasing and durable of all roofing materials.

Staff must approve shingle color. New roofs shall be compatible in color and texture with the architectural style of the house. The ARB has established a palette of pre approved colors, generally in the darker range, which are appropriate to various architectural styles. Since shingle colors vary with different manufacturers, please contact the City to see if your color choice is pre-approved.

Any variation from these standards may require an appearance before the ARB. Additionally, applicants whose projects have been reviewed by staff may request and apply for review and approval by the Board. The staff may also decline to review a project and refer it to the ARB.

(Below is taken from the National Park Service)

It is indicative at once of the awesome powers of nature which have formed it and the expertise and skill of the craftsman in handshaping and laying it on the roof. Installed properly, slate roofs require relatively little maintenance and will last 60 to 125 years or longer depending on the type of slate employed, roof configuration, and the geographical location of the property. Some slates have been known to last over 200 years. Found on virtually every class of structure, slate roofs are perhaps most often associated with institutional, ecclesiastical, and government buildings, where longevity is an especially important consideration in material choices. In the slate quarrying regions of the country, where supply is abundant, slate was often used on farm and agricultural buildings as well.

Because the pattern, detailing, and craftsmanship of slate roofs are important design elements of historic buildings, they should be repaired rather than replaced whenever possible. The purpose of this Preservation Brief is to assist property owners, architects, preservationists, and building managers in understanding the causes of slate roof failures and undertaking the repair and replacement of slate roofs. Details contributing to the character of historic slate roofs are described and guidance is offered on maintenance and the degree of intervention required at various levels of deterioration.

The relatively large percentage of historic buildings roofed with slate during the late nineteenth and early twentieth centuries means that many slate roofs, and the 60 to 125 year life span of the slates most commonly used, may be nearing the end of their serviceable lives at the end of the twentieth century. Too often, these roofs are being improperly repaired or replaced with alternative roofing materials, to the detriment of the historic integrity and appearance of the structure. Increased knowledge of the characteristics of slate and its detailing and installation on the roof can lead to more sensitive interventions in which original material is preserved and the building's historic character maintained. Every effort should be made to replace deteriorated slate roofs with new slate and to develop an effective maintenance and repair program for slate roofs that can be retained.

Although slate replacement roofs are expensive, the superiority of materials and craftsmanship will give years of continued service. If amortized over the life of the roof, the replacement cost can be very reasonable.

Slate Roof Repair and Replacement:

Any/all proposed repairs to existing roofs require Staff/Administrative or Board approval.

There are 3 categories of roof repair and replacement:

1. Repair with original material
2. Replacement in kind
3. Replacement w non original roof material

The following information must be submitted as part of the application process:

- Repair Options:
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.
- Removal and Replacement:
 - A Certificate of Appropriateness granted by the Architectural Review Board for a roof replacement is required prior to the removal of a slate roof.
 - Pictures showing all roof surfaces and dominant street views shall be included in the submission.
 - 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.
 - 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.

Applicants should address:

- the remaining life of the existing slate roof
- the estimated future life of the roof repaired and remaining slate
- 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. on secondary elevations. Information should include:

Existing Conditions:

- Damage
- Photographs of flashing, leaks, underlayment, etc..

Roof Maintenance History:

- Documentation
- Professionals used and qualifications

Additional helpful information:

- Is the structure on a primary street?
- Does the existing roof contribute significantly to the architectural integrity of the design of the building?

The applicant should submit a minimum of two written slate roof assessment by a qualified slate roofing contractor regarding the existing condition of the slate roof, and documenting, to the commission's satisfaction, that the slate is beyond its serviceable life.

The City of Bexley may also engage a slate roofing contractor to evaluate the condition of the existing roof.

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.

Roof Character Analysis and Further Considerations: The applicant must work with the Design Consultant to evaluate and document the significance or prominence of the primary elevations of the existing roof.