

1068 Vinewood St. - Project Review Request Roof Replacement

1.) Description of Existing Conditions

The main roof of 1068 Vinewood St. is currently slate tile. The front dormer walls are wood, and the back dormer walls are slate. Asphalt shingles cover the front porch, with tar over the flat sleeping porch roof in back. Metal flashing is present around the chimney. Aluminum gutters are present in the front and back of the main roof and sleeping porch, as well as the lower front porch.

Most of the slate tiles of the main roof are the originals dating to the house's construction in 1910. Currently several tiles are missing, with many more in poor condition (cracked, chipped, loose, etc.). The life expectancy of the slate is approximately 90 years.

The underlayment material was felt, but since it has deteriorated and crumbled away it provides no protection. Some small sections that have been repaired recently have more modern underlayment. In addition, leaks have caused portions of the wood decking to rot. It is unclear just how much decking will have to be replaced (some has been replaced in recent repairs). The valleys are metal (I believe copper) but have deteriorated drastically. In 2016 serious leaks in one valley were repaired with tar, since a copper replacement was too costly. Other valleys will need replacement soon. Numerous minor leaks remain.

Various repairs have been made in an attempt to upkeep the slate roof. As the owner of the house, I have spent approximately \$5,650 on roof repairs since its purchase in 2015, which includes the replacement of over 50 slate tiles. The former owner spent \$2,500 on repairs to the slate in 2012 (and a further \$3,300 a few years prior to that); several hundred tiles were replaced. Old tiles are cracked and broken and therefore cannot be reused. Since most of the original slate remains, and new underlayment needs to be placed underneath, all of the tiles would need to be removed and replaced together.

2.) Description of Project

All slate and any seriously damaged wood decking would be removed, and a new asphalt shingle roof would be installed. The front porch would be re-shingled to match main roof, and a new flat roof installed over the back sleeping porch.

I love the look of the old slate tiles, and as a historian and co-author of NRHP designation forms I am keenly aware of the desire to try to restore a house such as mine to its original condition (hence all the recent repairs). But it is clear that the entire roof needs to be replaced, since winds, storms, and ice can knock off old tiles at any moment, and there is no additional protection under the old slates since the underlayment has disintegrated. I cannot afford thousands of dollars of repairs every couple of years, to say nothing of the damage caused to the interior by leaks. I would also like some piece of mind and not have to worry each time a storm hits.

Despite all the recent repairs, every season brings new broken and fallen slate tiles, causing more

leaks. Thunderstorms in the summer of 2021 caused serious damage, with water leaking into the attic at over a dozen locations, and water coming into the second floor and stairway causing damage to ceilings and walls. The worst leaks have been repaired to buy time until a full replacement is completed.

While I would ideally get a full slate replacement, I can afford that even less than repairs: I have been quoted prices between \$120,000 and \$245,000 for a new slate roof (that is between 70% to 145% of the cost of the entire house itself, purchased for \$167,000 in 2015).

A new asphalt shingle roof, in a color, style, and character matching the house and its neighbors is needed. Save for some small elements (like dormer walls and turret roofs), neighboring houses on the street all have asphalt shingle roofs.

3.) Detailed Scope of Work

- Removal of slate tile roof
- Removal of asphalt shingle front porch roof
- Removal and replacement of rotten and damaged wood decking
- Installation of underlayment
- Installation of ice and water shield installed along valleys and bottom edges
- Installation of asphalt shingle roof as main roof (Owens Corning Duration)
- Installation of ridge and eave vents on main roof
- Installation of chimney, step, and counter flashing
- Installation of new asphalt shingle roof over front porch to match main roof
- Installation of peel and stick base and cap sheet or torch down bitumen to back flat sleeping porch roof
- No changes to rear dormer walls (slate walls will be preserved and repairs made if needed)
- No changes to front dormer walls (painted wood will be preserved)
- No changes to soffit
- No changes to fascia