

ROOF REPLACEMENT - 177 STATE ST.

Historic District Commission Public Hearing - August 2025, Portsmouth, New Hampshire

General Project Description:

Existing slate shingle roof at 177 State street is reaching the end of the useful life. There are a number of missing, broken and damaged tiles. Additionally the roof sheathing and framing need repair and reinforce.

The property consists of two units, 177 & 175 State St. separated by a party wall that end at the underside of the roof. The scope would include the portion of 177 State only. To provide a delineation between the two roof areas a expansion flashing joint is proposed at the centerline of the party wall.

Proposed Work:

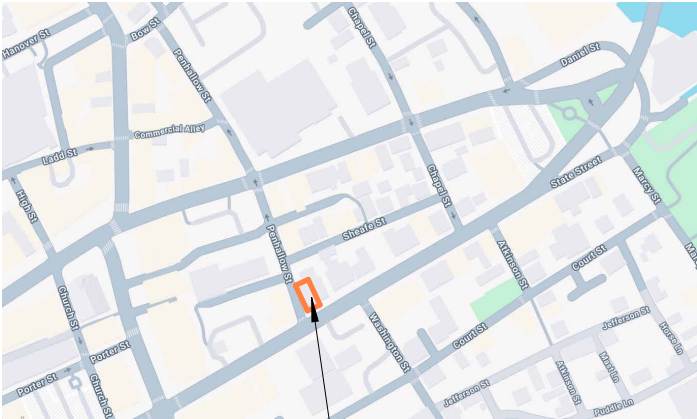
- Remove existing slate roof tiles.
- Repair roof framing and sheathing as needed.
- Provide faux slate shingles to match existing slate.
- 12" wide single-width tiles with exposure to match existing.
- Gray tones of existing slate to be used to closely match new tiles.
- Provide lead flashing.



STATE ST VIEW



EXIST ROOF EAVE



LOCATION MAP



177 & 175 STATE ST.

EXISTING IMAGES



REAR VIEW

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ROOF REPLACEMENT
177 STATE ST.
PORTSMOUTH, NH

COVER
HDC - PUBLIC HEARING

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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7/18/25
PA: MG / MG
Project Number: 25071
NOT TO SCALE



COLOR OPTIONS

DAVINCI SLATE

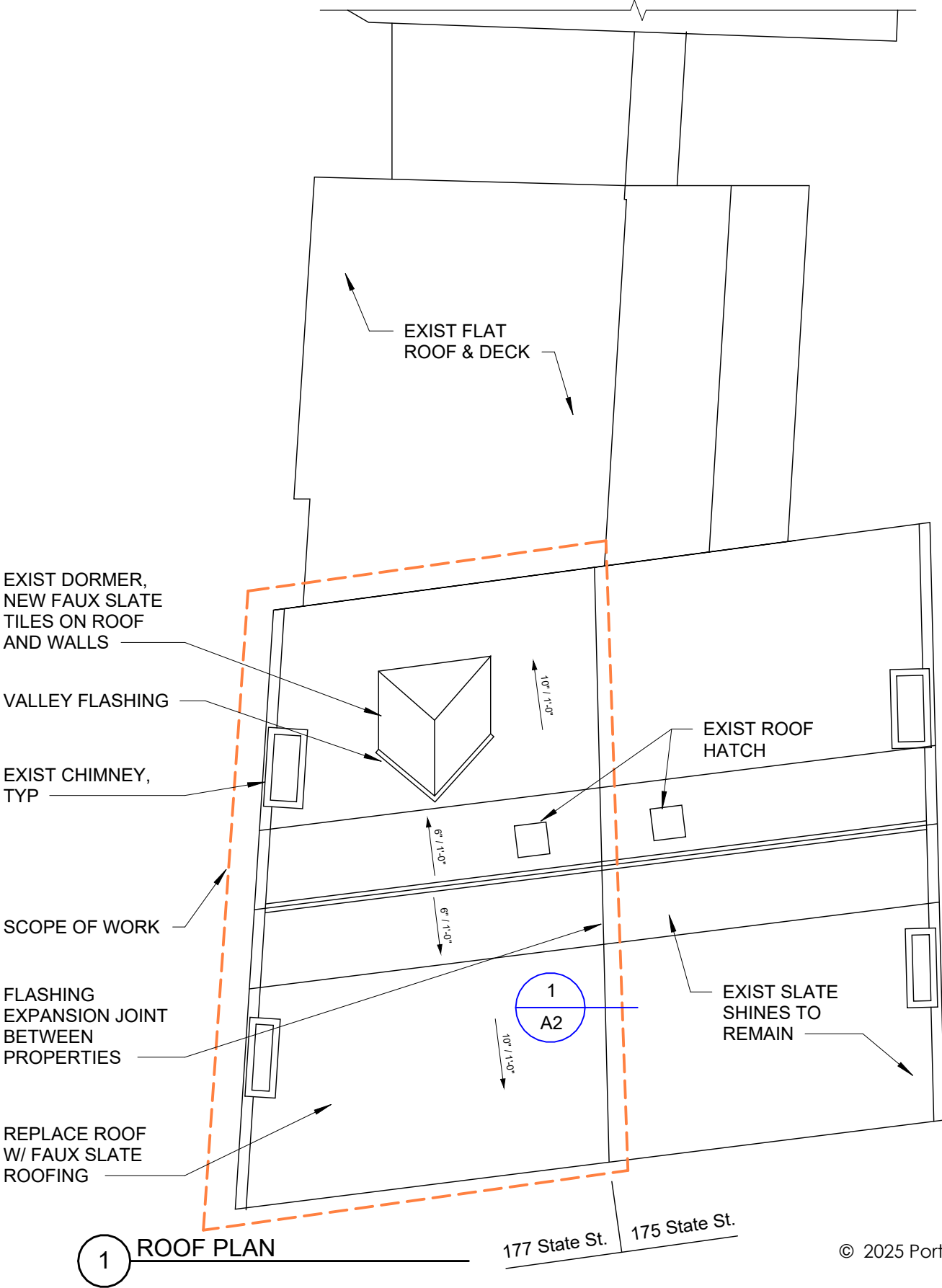
Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. **Thanks to the genius of DaVinci, the look of slate is more viable than ever.**



SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.

DAVINCI STATE TILE



1 ROOF PLAN

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ROOF REPLACEMENT

177 STATE ST.
PORTSMOUTH, NH

ROOF PLAN

HDC - PUBLIC HEARING

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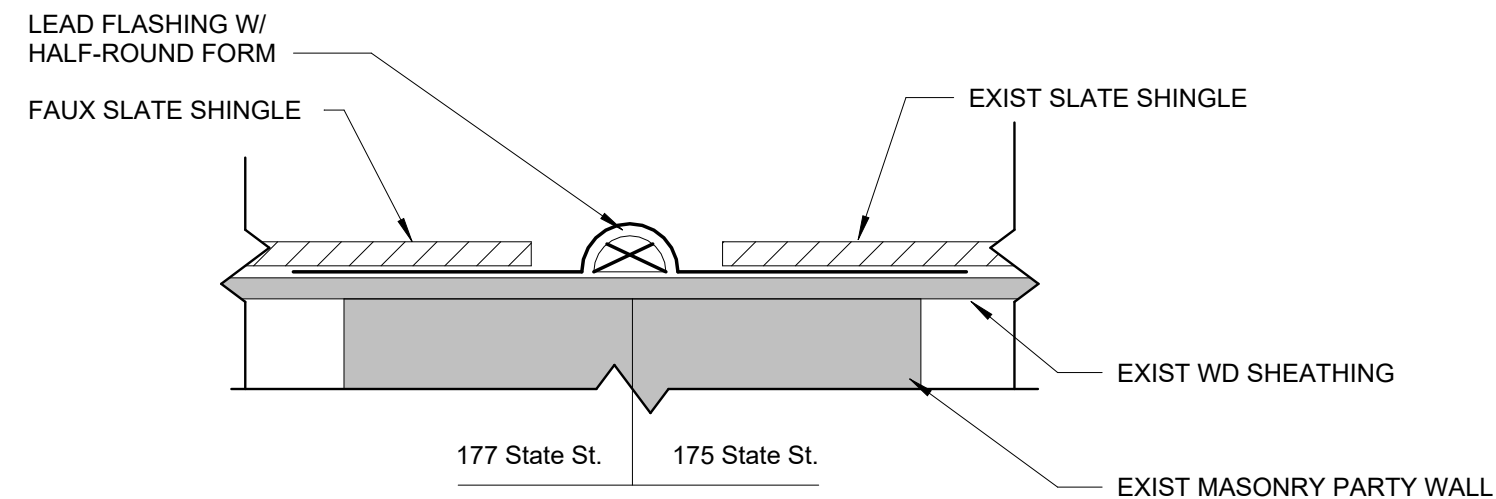
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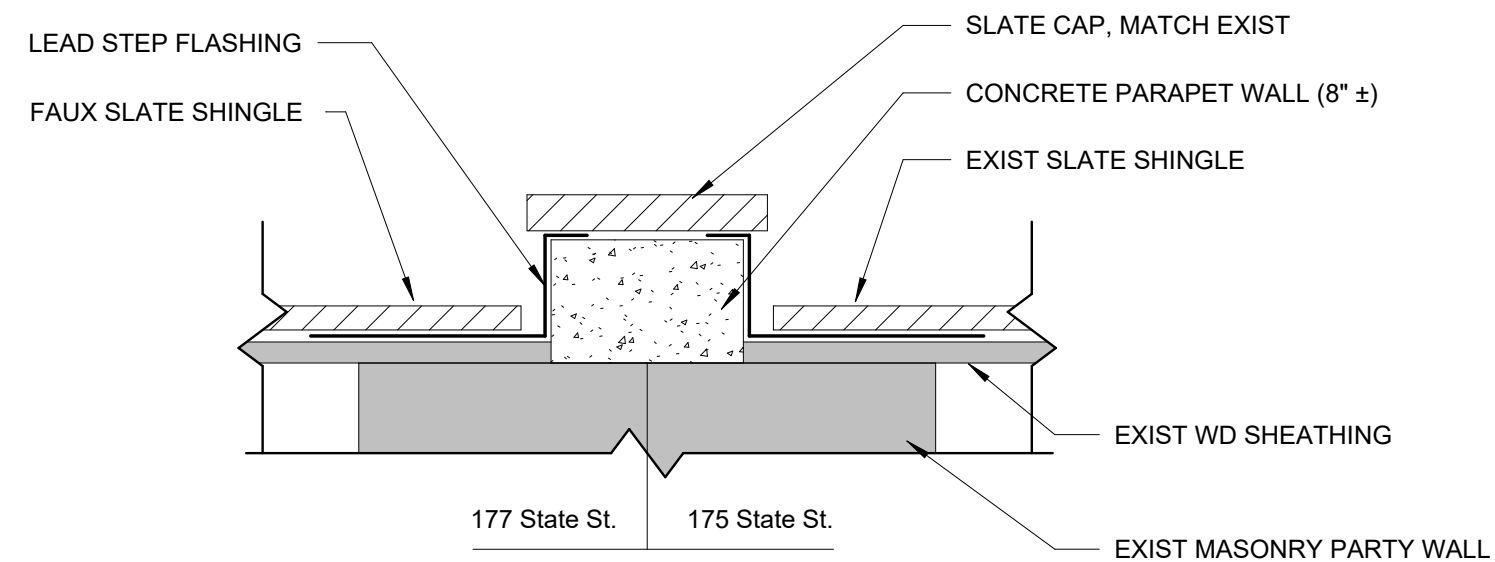
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1 SLATE FLASHING



2 PARAPET - ALTERNATE

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ROOF REPLACEMENT

177 STATE ST.
PORTSMOUTH, NH

DETAILS

HDC - PUBLIC HEARING

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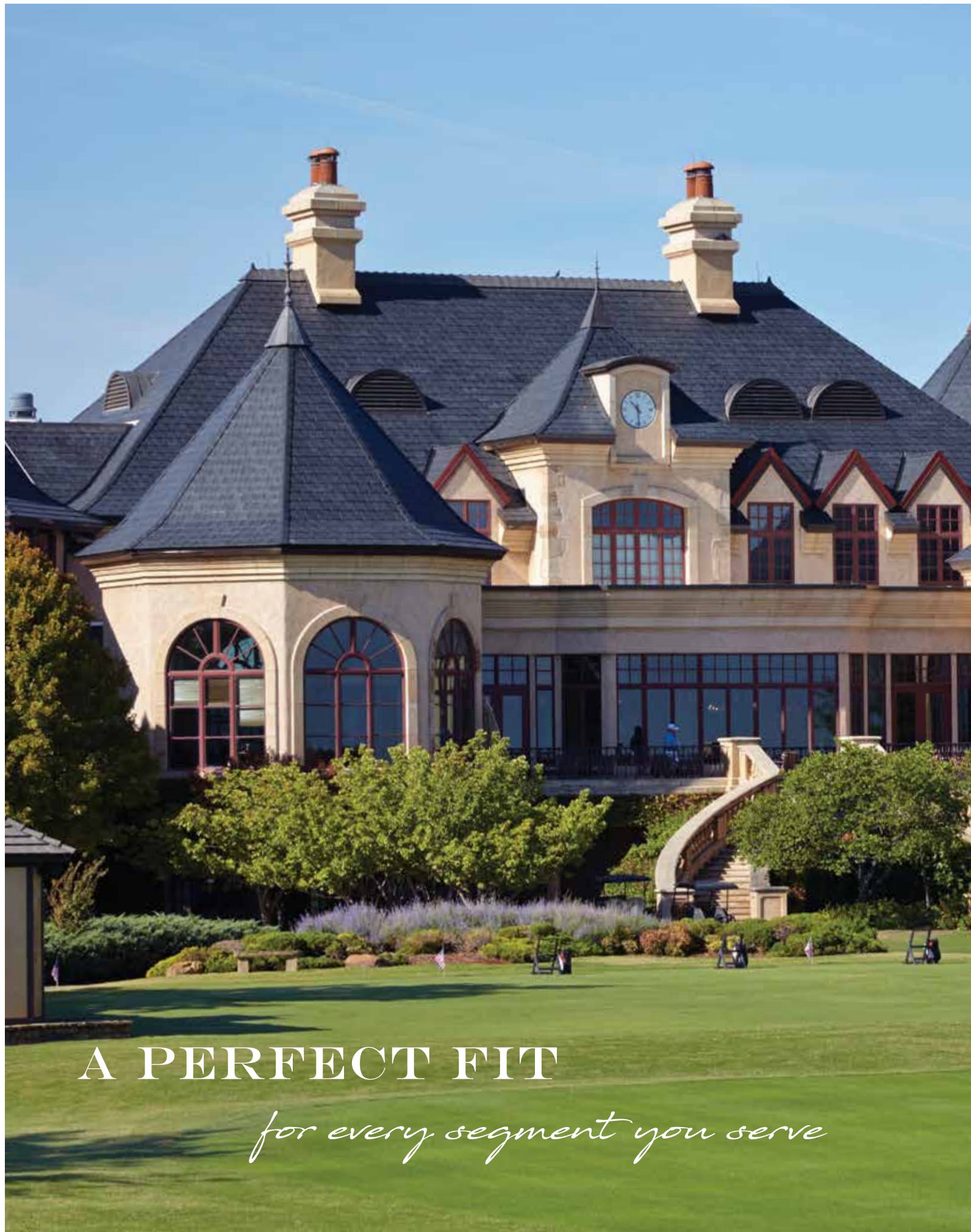
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7/18/25
PA: MG / MG
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NOT TO SCALE



BUILD THE WAY YOU WANT...

Leave the rest to Da Vinci.



A PERFECT FIT

for every segment you serve

BUILD THE WAY YOU WANT... WE FIT YOUR STYLE

From the mountains to the coasts...

*Wherever you build, whatever you build,
a DaVinci roof lives up to your vision of beauty
and stands up to the challenges of your weather.*

DaVinci has been the leader in composite slate and shake roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

DaVinci's distinctive good looks and long-lasting performance characteristics make it the perfect choice for any steep slope roof project, including categories like clubhouses, retail, hospitality, healthcare, government, historical, education, religious and more.

With DaVinci, you can retain all the character your project was intended to have without worrying about design restraints or color compromises. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project... just leave it to DaVinci.



GAILLARDIA COUNTRY CLUB OKLAHOMA CITY, OKLAHOMA

Gaillardia Country Club is an elegant 55,000 sq ft. French Normandy style design located in the heart of twister country. The new owners decided on single-width slate tiles in Slate Black to complement the structure's style while withstanding severe weather.



ST. JOHN'S CATHEDRAL

Denver, Colorado

The leadership team at Saint John's Cathedral in Denver knew that the hail-damaged slate roof on their historic structure had to be replaced. They wanted the same look and feel as natural slate, but with fewer maintenance worries. **Approved by the Denver Landmark Preservation Commission**, their solution was to install impact-resistant DaVinci Single-Width Slate on the church's cathedral and two separate halls.

SINGLE-WIDTH SLATE
SLATE GRAY

MADE TO WEATHER *Every Storm*



MUSTANG ISLAND CONFERENCE CENTER

Mustang Island, Texas

When Category 4 Hurricane Harvey barreled into Texas on August 25, 2017, landfall was just six miles from the Mustang Island Conference Center. Nearby buildings were mostly destroyed, but with DaVinci Single-Width Slate tiles in mansard-style and rooftop applications, they were able to **withstand the 120 to 140 mph winds without a scratch.**

SINGLE-WIDTH SLATE
CUSTOM COLOR



HORIZON PASS LODGE

Bachelor Gulch, CO

With insurance prices rising on their massive real-wood-shake ski lodge roof, condo owners at Horizon Pass Lodge decided to make a change. They installed Class A fire resistant DaVinci Multi-Width Shake tiles. Now they have both peace of mind and reduced insurance rates.

MULTI-WIDTH
SHAKE
TAHOE



Sustainable style THE WORLD CAN LOOK UP TO

*Using DaVinci roof tiles ensures enduring **beauty and low life-cycle costs...**
and that's just part of the story.*

The choice to use our tiles over natural cedar shake results in a roof that saves trees and resists fire, hail and wind damage. The quarrying process of natural slate tiles consumes large amounts of fuel and is especially destructive to local ecosystems. Our tiles reduce waste with less breakage, keeping products out of landfills.

A DaVinci roof represents sustainability for the building as well as for the environment.

Perhaps the most sustainable aspect of DaVinci tiles is their enduring beauty and low life-cycle costs. Roofs that need frequent maintenance and replacement after as little as 15 years consume energy every step of the way, whereas DaVinci tiles have a 50-year warranty. Our roofing systems assure that our products will stand the test of time... providing beauty and durability for decades.



SUSTAINABILITY

- ✓ Reduces waste with less breakage
- ✓ Keeps products out of landfills
- ✓ Low life-cycle costs

COOL ROOFS

- ✓ Meets Title 24 requirements for California
- ✓ Reduce the consumption of energy
- ✓ Our products contribute to LEED points



**KNOWLEDGE
IS POWER.
GET YOURS HERE.**

Interested in DaVinci's Continuing Education?
Email archspec@davinciroofscapes.com
to learn more.



**LOOKING FOR
A DEEPER DIVE
INTO DAVINCI?**

Ready to write a Spec? CAD details and
3-Part Specification details are available
at DaVinciRoofscapes.com, or email
archspec@davinciroofscapes.com.

Our commitment **TO COLOR**

Nobody offers you more color options than DaVinci—your only limitation is your imagination. Our industry-leading standard color palette is just the beginning; our **49 distinct colors translate into 21 gorgeous blends**. Whether you're selecting a single color or creating a custom blend or color, we've got you covered.

When it comes to realizing your vision...leave it to DaVinci.

THE TOP DOWN COLOR™ VISUALIZER

See for yourself how your color options enhance your project's curb appeal. This powerful tool lets you upload an image and experiment with color combinations of roofing, trim and more.

COLORMYROOF.COM



*Look for the Cool Roof symbol
for options that can increase
energy efficiency in your project.*

THE *Complete* PACKAGE

For a finished look and a lifetime of enhanced performance, DaVinci makes a full offering of specialized accessory pieces in every standard color we offer.



**HIP & RIDGE TILES
ONE-PIECE**



**HIP & RIDGE TILES
TWO-PIECE**



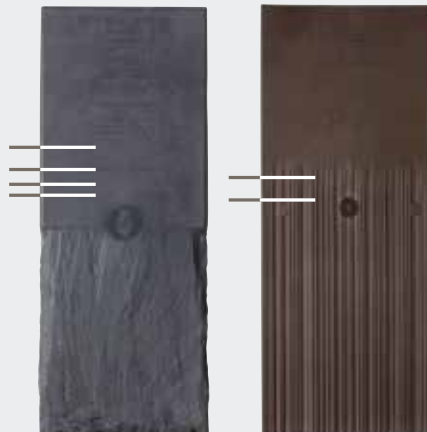
RAKE TILES



TURRET KITS

CREATING EXPOSURE

Straight or staggered tile coursing is a personal choice. Although budget and architectural style will enter into the equation, personal preference is typically the final determining factor. With DaVinci Multi-Width and Single-Width tiles, you have the greatest ability to vary tile placement. Province Slate tiles must be installed at an 8" exposure.

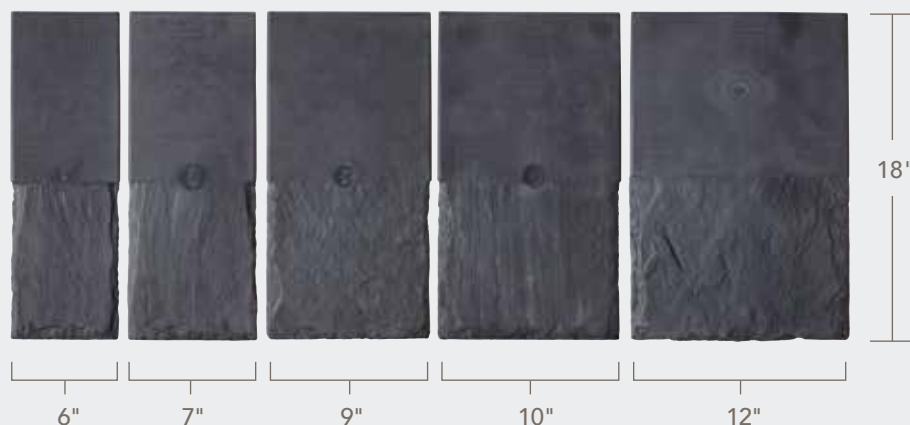


Multi-Width and Single-Width Slate can be installed at 6", 7", 7½" and 8" exposure.

Multi-Width, Single-Width, and Select Shake can be installed at 9" and 10" exposure.

DAVINCI SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. **Thanks to the genius of DaVinci, the look of slate is more viable than ever.**



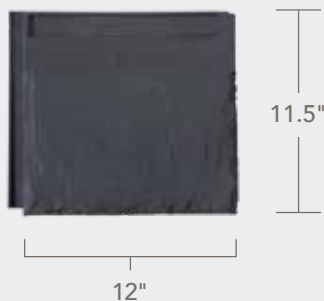
MULTI-WIDTH

Multi-width tiles provide the greatest degree of authenticity and flexibility.



SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



PROVINCE

The look of slate at a fraction of the cost and weight.



Way BEYOND CURB APPEAL

SLATE

THE VILLA MADONNA NEWBURGH, NEW YORK

The 140-year-old Villa Madonna at Mount St. Mary College needed its roof to reflect its historical significance. The contractor chose DaVinci Slate to keep up with the building's beautiful Victorian style and provide top-rate durability.

MULTI-WIDTH SLATE

MULTI-WIDTH SLATE
EUROPEAN

A perfect match.

The picture of elegance. DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer. It's hard to beat Mother Nature, but DaVinci has done it.

MOHAWK AVENUE SCHOOL SPARTA, NEW JERSEY

Mohawk Avenue School went with DaVinci Slate roofing tiles in an authentic European color blend for fire, wind and impact resistance. Their new roof is both beautiful and low-maintenance.





ABERDEEN



BROWNSTONE



CANYON

MULTI-WIDTH
SLATE



CASTLE GRAY



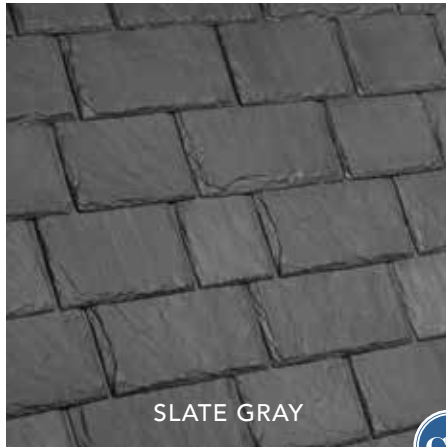
EUROPEAN



EVERGREEN



SLATE BLACK



SLATE GRAY



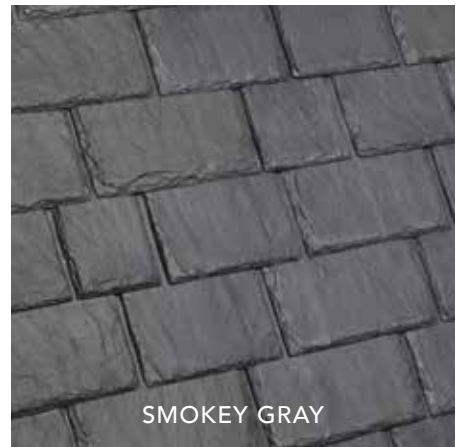
SONORA



VINEYARD



WEATHERED GREEN



SMOKEY GRAY

SINGLE-WIDTH SLATE

It feels right.

Some projects demand the stately grace of a slate roof. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

SINGLE-WIDTH SLATE
SLATE GRAY

THE VILLAGE PRAIRIE VILLAGE, KANSAS

The Village shops in Kansas selected Single-Width Slate for its impact rating, fire resistance, weather resistance and versatile design selections.

New FOR 2025

ROCK RIDGE



AURORA



BROWNSTONE

SINGLE-WIDTH
SLATE



SONORA

EUROPEAN

CANYON

SLATE BLACK

SLATE GRAY

EVERGREEN

CASTLE GRAY



SMOKEY GRAY



PROVINCE SLATE

MELBOURNE, FLORIDA

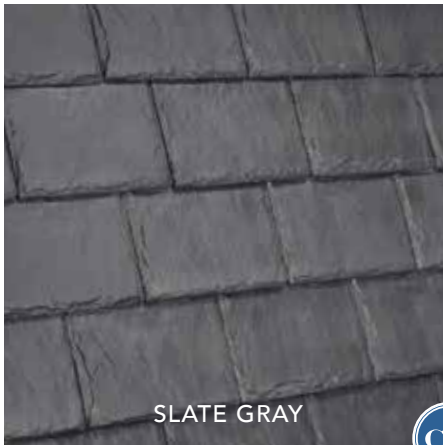
To handle the real possibility of golf balls from a nearby course hitting their roofs at 150 mph from, HOA members banded together to protect their investments with Class 4 impact-resistant Province Slate.

PROVINCE SLATE
SLATE BLACK

*We've gone back to the past
to ensure a beautiful future.*

Province Slate tiles add the classic look of authentic slate to any project. Just as important, low maintenance makes life easier and fade-resistant color stability assures long-lasting beauty.

PROVINCE
SLATE



SLATE GRAY



SLATE BLACK



SMOKEY GRAY

“

THIS COMPOSITE PRODUCT COMES IN AT A VERY COMPETITIVE PRICE POINT WITHOUT ANY SACRIFICE IN QUALITY OR PERFORMANCE. HOMEOWNERS LIKE THAT IT MATCHES THE LOOK OF A SINGLE-WIDTH SLATE OPTION WHILE ADDING VALUE TO THEIR HOME.

RYAN KRUSE, FLORIDA SPECIALTY ROOFING



CASTLE GRAY



EUROPEAN



BROWNSTONE



CR ALSO AVAILABLE
IN COOL ROOF COLOR

SLATE GALLERY



SINGLE-WIDTH SLATE
BROWNSTONE

“

THE NEW DAVINCI ROOF
LOOKS SIMPLY AMAZING.
THE ROOF APPEARS
MORE AS IT ONCE DID
WHEN THE HOME WAS
BUILT IN 1904.

LAURIE RAPISARDI
EXECUTIVE DIRECTOR OF RUTHERFURD HALL



MULTI-WIDTH SLATE
SMOKEY GRAY



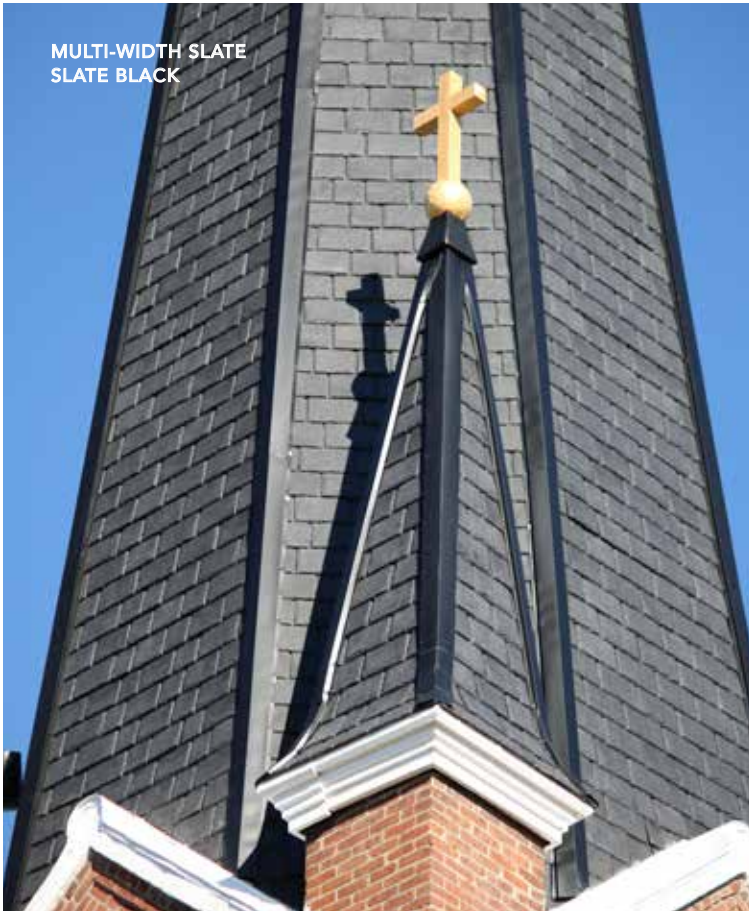
SINGLE-WIDTH SLATE
EUROPEAN

MULTI-WIDTH SLATE
CUSTOM BLEND

SLATE



MULTI-WIDTH SLATE
SLATE BLACK



“

DAVINCI SLATE HAS THE DURABILITY WE WERE LOOKING FOR, PLUS IT COMPLEMENTS THE NATURAL STONE ON BOTH THE INSIDE AND OUTSIDE OF OUR NEW CLUBHOUSE.

THIS ROOFING PRODUCT HELPS COMPLETE THE LOOK OF OUR BUILDING. WE FOUND THAT DAVINCI WAS A GREAT VALUE, HAS A WONDERFUL, FINISHED STYLE AND ITS PERFORMANCE CAPABILITIES SO FAR HAVE BEEN TERRIFIC.

MICHAEL BRATCHER, C.O.O. AND GENERAL MANAGER
OF COLUMBINE COUNTRY CLUB