



**Dear Members of the Portsmouth Historic District Commission,**

I am writing to provide a professional assessment regarding the proposed replacement of the existing slate roofing with asphalt shingles on the property located at **Ceres Street Side of 101 Market Street**. As a roofing expert with extensive experience in historic preservation and modern roofing solutions, I have carefully evaluated the specific conditions of this property and offer the following considerations in support of the proposed change:

### **1. Uniformity and Aesthetic Harmony**

The roof of this property currently consists of two sections: one with slate roofing and the other with asphalt shingles. This creates a visual inconsistency that impacts the overall architectural integrity of the building. Replacing the slate section with asphalt shingles will ensure a cohesive and historically appropriate appearance while maintaining the visual harmony of the structure within the historic district.

### **2. Safety Considerations**

Slate tiles, while durable, are significantly heavier than asphalt shingles and can become a safety hazard over time. Given that the roof in question is situated above sidewalks and pedestrian areas, the risk of slate tiles cracking, dislodging, and falling presents a **real public safety concern**. Asphalt shingles are lighter and do not pose the same risk of hazardous falling debris, ensuring a safer environment for pedestrians and property owners.

### **3. Maintenance and Repair Efficiency**

While slate is long-lasting, it requires specialized skills for maintenance and repairs, which can be expensive and time-consuming. Replacing broken or missing slate tiles often necessitates sourcing compatible materials and hiring skilled professionals, making ongoing upkeep a challenge. In contrast, asphalt shingles are **more efficient to install, repair, and replace**, ensuring the long-term sustainability and integrity of the roof with minimal disruption or cost.

#### 4. Cost-Effectiveness

Slate roofing carries significant costs for both initial installation and ongoing maintenance. Additionally, some older structures may require reinforcement to support the added weight of slate, increasing costs further. Asphalt shingles provide a **cost-effective alternative without sacrificing durability or historical character**, allowing property owners to allocate resources toward other necessary preservation efforts.

#### 5. Historical Precedent & Use of Approved Architectural Asphalt Shingles

The use of historically accurate asphalt shingles has been previously **approved for other buildings in Portsmouth's historic district**, establishing a precedent for their appropriate use. The proposed **architecturally designed shingles are meant to replicate the appearance of traditional roofing** while offering the benefits of modern roofing materials. These shingles have been utilized in other historic district properties and maintain the visual character expected in Portsmouth's preservation efforts.

#### Conclusion:

Replacing the existing slate roofing with asphalt shingles offers several **key benefits**, including **aesthetic uniformity, improved safety, ease of maintenance, cost-effectiveness, and adherence to historical precedent** through the use of **previously approved, historically accurate materials**. This change will not only enhance the building's appearance but also contribute to the long-term preservation and sustainability of the structure within Portsmouth's historic district.

Thank you for your time and consideration. I appreciate the opportunity to present this professional assessment and look forward to your review of this proposal.

**Sincerely,**

Al Desjardins

President/Exeter Roofing Corp.



1.0 Item 11(Picture) slate



1.0 Item 12(Picture) slate



1.0 Item 21(Picture) falling parapet wall



1.0 Item 22(Picture) slate



1.0 Item 23(Picture) slate



1.0 Item 24(Picture) open chimneys