

Jessica Kaiser
30 Spring Street
Portsmouth NH

Below, I am providing additional information regarding my request to replace my slate roof at 33 Jewell Court in Portsmouth NH.

The roof at 33 Jewell Court in Portsmouth, is located in the Frank Jones Brewery Condo Complex, built circa 1850. Eric Chinburg and I both own buildings within the complex. I'd like to replace my current slate roof with shingles that identically match all of Chinburg's other buildings within our condo complex. Chinburg's roofs have [GAF slateline asphalt shingles](#).

I have had three roofing companies review and provide feedback on the overall state of the roof. All of them agree that the current slate is likely the original slate applied when the building was constructed. Additionally, the nails used to apply the slate are now rusting which means the slate is becoming loose. I have installed temporary rails at the edge of the roof in order to catch any falling slate, but due to potential safety hazards, I'd like to initiate a new roof as soon as possible. In 2013 I paid \$10,000 for contractors to repair the roof in areas that needed visible repair. However, since slate is fragile, roof repair can sometimes compound the problem because once slate is walked on, or hammered, it can easily break.

Below I've provided several reasons for transitioning from slate to asphalt:

- **Aesthetics:** I feel that the other buildings within the condominium complex have nice, clean roofs with aesthetically pleasing asphalt slate appearance. I think that matching this aesthetic will create a nice cohesive visual presentation when viewing all buildings together.

Additionally, I have considered a composite slate option, which I've priced out through my roofing contractor: Paragon Roofing. There are several reasons why both Paragon and I feel this is a poor choice:

- I personally can tell the difference between synthetic slate and traditional slate. In my opinion, synthetic slate looks clearly fabricated and I don't wish to put an overtly imitation product on my historic building.
 - Synthetic slate is costly, only about 10% less than traditional slate. Since the product is still relatively new to the market, it's questionable as to how long it will last. I'm leery of making such a significant investment in composite slate if it doesn't have proven durability.
 - Lastly, composite slate often has inferior fire ratings. With tenants in my building, I feel more comfortable installing a product that has long standing proven safety.
- **Weight:** Slate is 4x heavier than asphalt. The Frank Jones buildings are 150 years old, and the roof in my building is supported by massive beams that span the ceiling on the top floor. The square feet of the footprint is 6000 SF which means there is a massive

amount of weight coming from the slate shingles onto these beams. With tenants occupying the building, it is safest to select a product that creates less weight on the building structure.

- **Fragility:** Slate is quite fragile if walked on. I have 6 cupolas on the top of my roof that require maintenance and repair from time to time. We continue to need to address seams in the cupola windows and joints where the cupola connects with the roof, in order to keep moisture out. Contractors will be walking on the roof in order to access the cupolas, which can largely damage even newly installed slate. Once a slate tile is broken, replacing it is a complicated task. Slate runs by lots and each lot is different, which makes it nearly impossible to find replacement tiles that are a perfect match. Additionally, if tiles are broken, they can easily slide off of the roof, onto the walkway that tenants use to access the building. This could potentially cause a serious threat to tenant safety.

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Below I've provided several pictures of my roof at 33 Jewell Court along with some explanations when necessary.

Front image of 33 Jewell Court







Image of Frank Jones building next to my building, with GAF Slate Line Shingles



Image of my building next to the building with the building with the slate line shingles (in order to show proximity to one another).



Final image of neighboring frank Jones building, showing aesthetic and structural quality of the roof.





Slateline[®] Brochure (RESSL100)

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The GAF logo is a red square with the letters "GAF" in white, bold, sans-serif font. It is positioned in the top left corner of the image.

GAF

The sophisticated, dimensional design of Slateline[®] Shingles brings the timeless look of slate to your home

FACT:

Your roof can represent up to 40% of your home's "curb appeal." Make it count!

Maximizing your home's "visual appeal" with Value Collection Lifetime Designer Shingles from GAF can be exciting, fun—and a smart investment.

With bold shadow lines and tapered cutouts creating the striking appearance of depth and dimension, Slateline® Shingles offer the look of expensive roofing slate. And for only pennies-a-day more than standard architectural shingles. They're also backed by a Lifetime Ltd. warranty* from GAF, North America's largest roofing manufacturer.

Slateline's custom color palette is designed to accentuate the shingle's natural appeal, enhancing your home's exterior and giving it unexpected depth and beauty.

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* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original (individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances]) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

** Slateline® Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind this product. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



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* Uses premium shingle granules in an exclusively formulated color blend.



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Antique Slate

This shingle captures the traditional look of slate; it's a cool gray hue that pairs well with cool companion colors. It also adds a rich look to light brick exteriors.



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GAF

Weathered Slate

A delightful combination of warm and cool tones make this remarkable shingle an ideal choice for pairing with both the gray and brown color families, as well as with neutral palettes.



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GAF

Emerald Green

This rich, cool color is a natural companion for surrounding landscapes and complements earthy exterior color palettes, creating a relaxed and peaceful setting.



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Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





English Gray

Friendly and inviting, this strong neutral hue is one of the most versatile colors for home exteriors.



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Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





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Specially formulated color palette is designed to accentuate the shingle's natural appeal
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Helps ensure the beauty of your roof against unsightly blue-green algae*
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† This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

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Note: This product is not available in all areas. See gaf.com for availability and details.



COLOR & STYLE

ADVICE FROM THE EXPERTS

Patricia Verlodt & Emily Videtto

Color & style go hand in hand when considering what shingle to use on your roof.

The color and style of your shingles are important! After all, your roof represents up to 40% of your home's curb appeal, so it will always have a big impact on your home's overall look.



When you look at home exterior color trends, you'll notice that they're typically much more muted than the color trends you see in fashion; for example, if bold greens are in the fashion magazines, you might see the introduction of new home exterior palettes in warm, earthy green tones. Why? Because bold green might not be "in" two years from now (likely not), but you will still have the same roof. Color choices in exteriors are long-term decisions, so make sure the palette that you select is not only one that fits your personality and taste today but also one that you'll enjoy ten years down the road.

- Observe how much of your roof is visible from the street or common view. A larger roof looks best in neutral tones. If the roof angle is normal or slight, you can use more colorful shingles or interesting patterns.
- Use colors in the same color family as the body of your house for a simple, non-accented combination. An example is a gray roof on a gray house, whether light or dark gray. Trim in white or black will keep it understated.

- Use bright colors to make a design statement. For example, a green roof on a red brick house or a red roof on a gray house.
- And remember, follow your instinct. Choose the color and style that make you comfortable. After all, you're the one looking at it every time you come home!

When it comes to the style of your shingle, it's important to think about the overall look and shape of your home. If your roof has a low pitch, the shingle profile will be more important than the shape; for a roof with a steep pitch, a unique design or color pattern may be more important. If you have a large roof surface, you don't want the color pattern of your shingle to be too busy (it can be overwhelming!). On the other hand, a larger surface gives you a great opportunity to really change your home's look. So, make sure the design and color you select integrate extremely well with the rest of your house.

- Choose a shingle that complements your home's architectural style. For example, for a Colonial home, select a shingle with a clean line that complements the home's design. A Victorian house could take on a more colorful or complex design.
- The use of colors and textures can create a comfortable feel for your residence. For example, if focusing on the exterior of a Shingle Style home, adding color and textured design elements make the home much more approachable.

Patricia Verlodt has been responsible for coloring products for many Fortune 500 companies; she has a specialty in exterior products. Her work has been featured in major newspapers as well as in many magazines such as *Real Simple*, *Better Homes and Gardens*, and *Forbes*.

Emily Videtto is a highly respected and sought-after product and design expert with over a decade of experience in the building materials industry. She is also Vice President, Residential Marketing and New Product Development at GAF. Emily has been seen on HGTV's *Curb Appeal*, *The Balancing Act*, *Niki Taylor's Having it All*, and *Orange County Choppers*.



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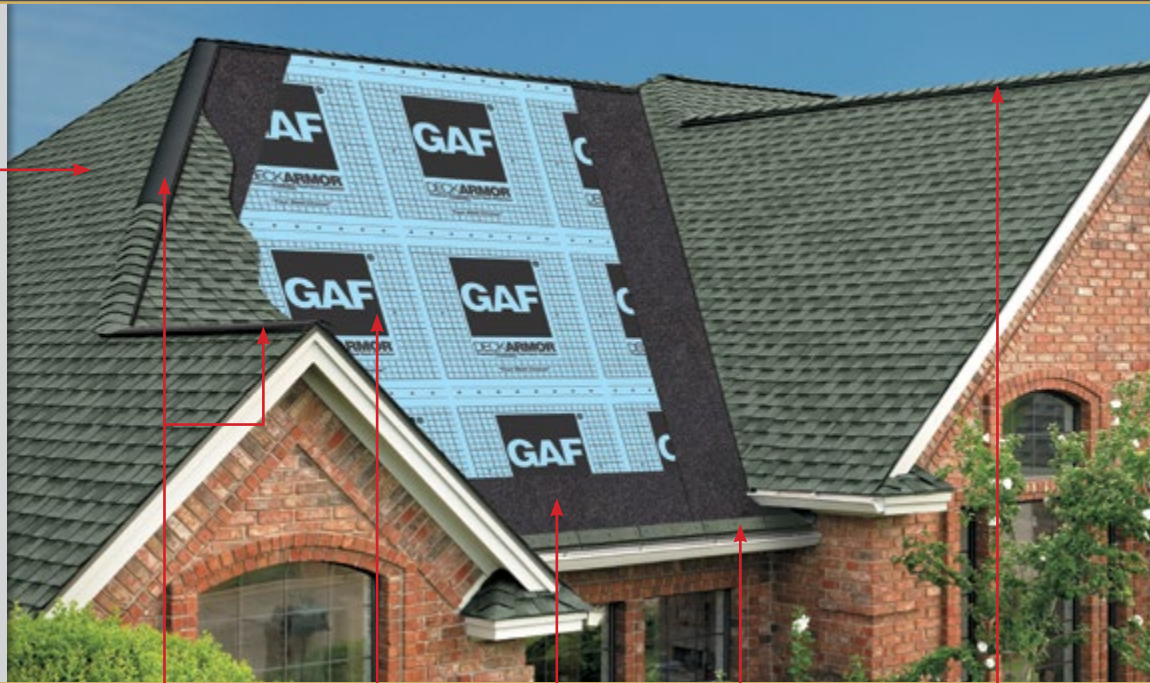


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†In the North, most building codes require the use of Leak Barrier at the eaves.



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Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.



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