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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1101 Belgrave Place

**SUMMARY OF REQUEST:** Roof Replacement

**APPLICANT/OWNER:** Scott Muns

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one-story, brick, Spanish Colonial Half-Courtyard Ranch house constructed in 1949. Architectural features include a wide slab-like chimney on the front elevation, recessed front entry, built-in brick planters, contrasting red brick sills, an octagonal feature window, and red tile roof. Adjacent structures are 1-2 story residential buildings. The lot size is 100' x 180'.

#### *Proposal*

The proposal is a new architectural shingle roof to replace the existing tile roof.

### **Design Guidelines – Roofs, page 4.5**

1. Retain original or early roof materials, such as slate, clay tile, or standing-seam metal whenever possible.
2. Preserve original roof shapes.
3. Retain architectural features including dormers, cornices, exposed rafter tails, and chimneys. New dormers should be appropriately designed for the style of the structure in massing and material. Do not add skylights unless placed inconspicuously.
4. Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.
5. Replace historic roof coverings when necessary, using new material that matches the original roof covering closely in composition, size, shape, color, and texture. If the slate on a roof has deteriorated severely, replace it with matching new slate. Artificial slate replacement may be considered on a case-by-case basis.

### **Staff Recommendation**

Staff has the following concerns with the proposal:

1. The Commission will determine if the proposed replacement roof meets the Design Guidelines.
2. The structure is an excellent local example of a Spanish Colonial Half-Courtyard Ranch house.
3. The red color and texture of the roof tiles is a character-defining architectural feature of the house.
4. Minor revisions may be reviewed by staff.



# 1101 Belgrave street view





- Roof was last replaced in the mid-80s according to the previous homeowner
- Tile expert (Jim Gorman) has reviewed roof and is recommending roof replacement due to disintegration of underlayment, use of multiple “hangers” that create additional source for water penetration and incorrect installation resulting in cut tile in several rows
- Estimate to replace with tile roof is \$50k-\$60k (depending on any wood damage); tile currently used is discontinued and so new tile will be required to replace roof and ensure consistent look and fit
- Requesting permission to replace aged tile roof with shingles due to both aesthetic choice and cost (architectural grade shingle replacement is estimated at <\$20k including wood repair)
- Majority of the houses on street currently have shingle roofs, balance is a mix of slate and tile
- Requesting to use slate-style shingle (below) to better match character of the street
- Inside house plaster currently being damaged due to water intrusion, must proceed with replacement soon



## Elegance Defined with Style and Grace

### GRAND MANOR®

- Authentic depth and dimension of natural slate
- Ten dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae

# GRAND MANOR<sup>®</sup>

Luxury  
Roofing Shingles



**CertainTeed**  
SAINT-GOBAIN



# The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

## STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

## LASTING BEAUTY

Our exclusive Super Shingle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

## STREAKFIGHTER® PROTECTION

An important feature, StreakFighter® is a special manufacturing process used to protect your shingles from the streaking and discoloration caused by airborne algae.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.



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*Grand Manor, shown in Stonegate Gray*

## GRAND MANOR® COLOR PALETTE



Black Pearl



Brownstone



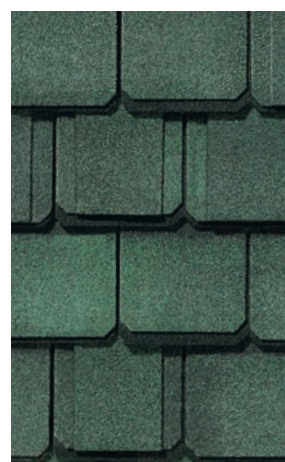
Colonial Slate



Gatehouse Slate



Georgian Brick



Sherwood Forest



Stonegate Gray



Terra Cotta



Tudor Brown



Weathered Wood

# Strength with Style

## GRAND MANOR®

- Class A fire resistance
- Algae resistance
- 110 mph wind warranty, upgradable to 130 mph
- Lifetime-limited warranty



### SPECIFICATIONS

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty **STREAKFighter**
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.

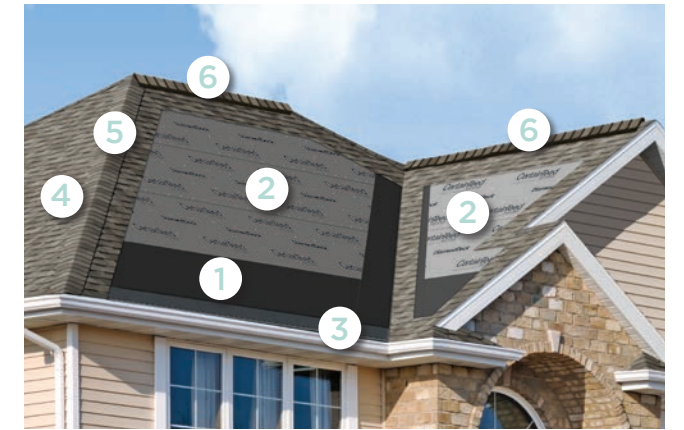


## Add a Little Accent to Your Roof

For a finishing touch to cap hips and ridges, use Shingle Ridge® accessory— available in colors to match your Grand Manor shingles. For the best performance, use CertainTeed High-Performance Starter— the only approved installation alternative to using the shingles themselves.

## Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in eight colors that complement some of the most popular CertainTeed shingles.



## Integrity Roof System™

Integrity is built from the bottom up. Layer-on-layer, only CertainTeed provides the peace of mind that comes with the best components performing together for peak efficiency.

### 1. Waterproof Underlayment

Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams

### 2. Water-Resistant Underlayment

High-performance underlayment provides a water-resistant layer over the roof deck and a secondary barrier against leaks

### 3. Starter Shingles

Perfect starts every time and designed to work in tandem with the roof shingles above

### 4. Roof Shingles

Choose the best, covered by the strongest warranty in the business

### 5. Hip & Ridge Caps

Perfect finish for hip and ridge lines, complementing all CertainTeed shingles

### 6. Roof Ventilation

Engineered for ideal roof ventilation especially when matched with CertainTeed Intake Vents



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The best formula under one roof.

We start with the highest-quality raw materials and add state-of-the-art technology to monitor our manufacturing process and test our finished products. The result is superior performance from beginning to end.



**WARNING:**

**FOR LOW-VOLUME RAIN AND SALT-FOG AREAS**

In areas of low-volume rain (defined as insignificant rainfall during 90-day period) and "salt fog," such as parts of the Southern California coastline, copper released by algae-resistant (AR) granules can react with the aluminum in gutters, leading to severe corrosion of the gutters. Therefore, in such regions, it is strongly recommended that aluminum gutters not be used with algae-resistant shingles. Vinyl or copper gutters are recommended.

Lifetime limited transferable warranty, including 10-year SureStart™ protection, is applicable only in the United States, its territories and Canada; for products sold outside these areas, please refer to the International Warranty for specific details and limitations.

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

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