

Historic Preservation Board

Wednesday, September 18, 2024 at 5:00
PM Room 24 (Ground Level of City Hall)
and Zoom



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Valerie Paquin-Gould
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://www.portlandmaine.gov/602/Agendas-Minutes> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting.

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/87543169003>

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in

the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. CORRECTED REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 7, 2024**
 - i. Certificate of Appropriateness for Addition; 156 HIGH STREET/8 DEERING STREET; Avesta Housing & Williston-Immanuel United Church, Applicant. Plan Number: HPBR-02801-2024. The Board voted 4-0 to approve the project.
- 3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 4, 2024**
 - i. Public Hearings
184 State Street: This item was postponed at the request of the applicant.
308 Danforth Street: Bassett, Miller, O'Brien, Paquin-Gould, Sosebee, and Whitten present.
- 4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 4, 2024**
 - i. Certificate of Appropriateness for Roof Replacement; 184 State Street; Geoffrey Rice, Applicant(s). Plan Number: HPBR-003017-2024. This item was postponed at the request of the applicant.
 - ii. Certificate of Appropriateness for Alterations; 308 Danforth Street; Richard N, Bryant, Trustee, 308 Danforth Trust & Nadine Knudsen, Applicant(s). Plan Number: HPBR-003052-2024. The Board voted 6-0 to approve the application with conditions.
- 5. COMMUNICATION AND REPORTS**
- 6. PUBLIC HEARING**
 - i. Certificate of Appropriateness for Roof Replacement; 489 Cumberland Avenue; Denny Fuller, Applicant. Plan Number: HPBR-002667-2023

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Associate Preservation Planner
DATE: September 13, 2024
RE: 489 Cumberland Avenue – PUBLIC HEARING – Slate Roof Replacement
PROJECT ID: HPBR-002667-2023
MEETING: September 18, 2024

Owner: Denny Fuller
Owner's Representative: Troy Hanna

A sign announcing the Historic Preservation Board's meeting on 9/18/2024 was posted at the property on 9/6/2024. A legal ad was published in the Portland Press Herald on 9/6/2024 and 9/7/2024, and 223 notices were sent to neighboring property owners within 500 feet of the subject property.

PROJECT SCOPE

Remove all slate roofing from the main roof, install DaVinci synthetic slate roofing. Scope includes installing ½" plywood over entire roof deck; replacing all 13 existing skylights with new skylights of the same size, in the existing locations; replacing brown aluminum K-style gutters to match the existing; and replacing flashings to match the existing.

Dimensions:

Roof Dimension: 2,200 sq. ft.

Material Specifications:

Siding	Brick
Trim	Wood
Roofing	Existing: natural slate; Proposed: DaVinci synthetic slate

SUMMARY OF HISTORIC CONTEXT

The subject property was added as a contributing property to the Deering Street Historic District in the expansion of 1997. Built in the late 19th Century, the Shingle Style brick home with its gable facing Cumberland Avenue now contains four residential units. A one-story front porch has a hipped slate roof, and a single gabled dormer with slate siding and a wood-shingled pediment faces

east. The large front pediment was recently resided with wood shingles to match the original decorative pattern.

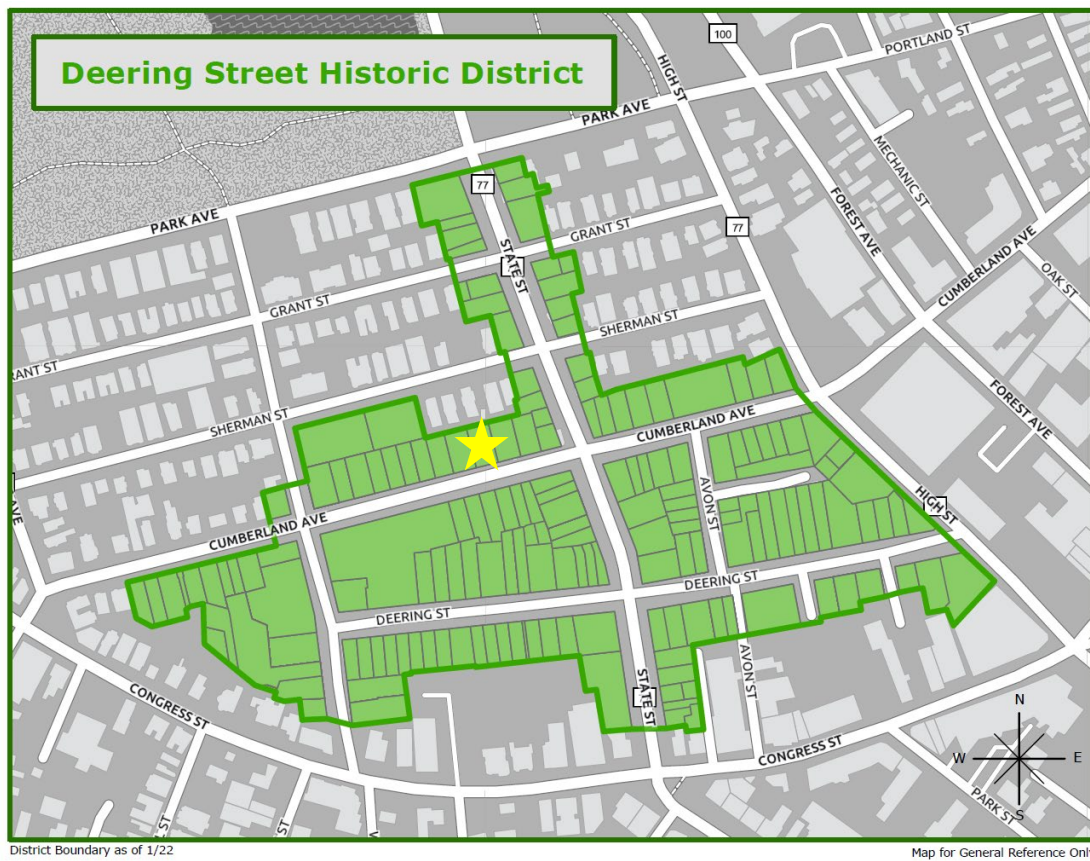


Figure 1: Map of Deering Street Historic District showing location of 489 Cumberland Avenue

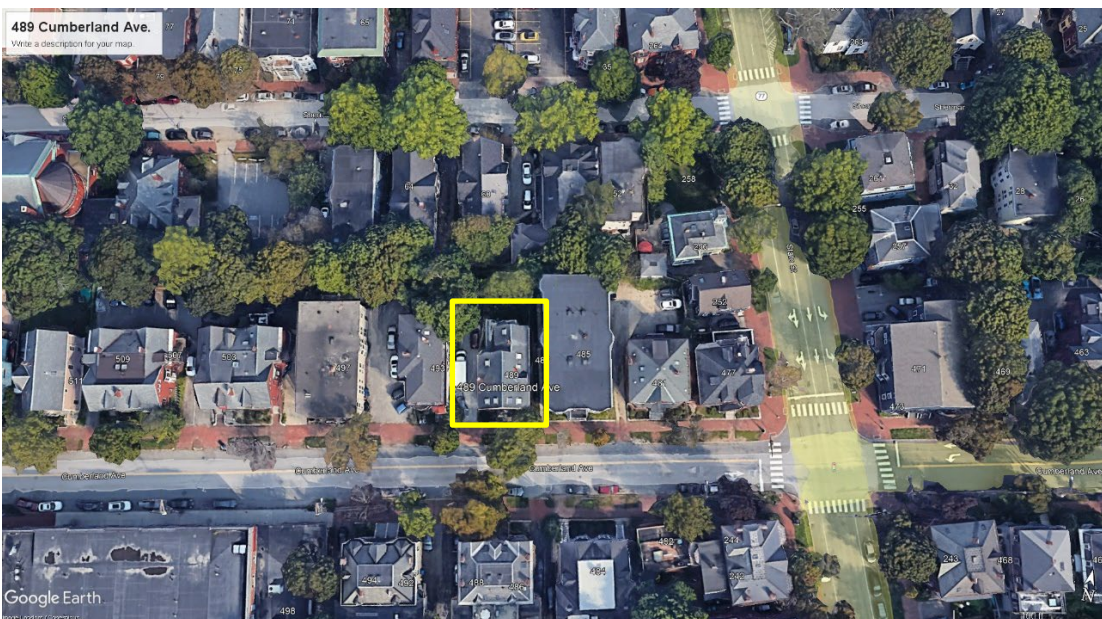


Figure # 2: Satellite view of 489 Cumberland Avenue and its context



Figure # 3: 1924 Tax Photo of 489 Cumberland Avenue

Additional information on the Deering Street Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

Proposed Work

Not included in the replacement program is the front porch roof, which appears to be in better shape and is more readily visible from the public way than the main roof.

Staff also notes:

- A copper drip edge is planned for eaves and rakes, slightly larger than the existing flashing which is barely visible. The drip edge will hide the edges of the ½" plywood that will strengthen the roof deck and cover gaps in the old roof sheathing.
- Though it was not included in the original quote, the roofer will be able to replicate the copper ridge cap.
- No mention has been made of any changes to the slate siding on the east dormer.

STAFF COMMENTS

As a roofing system the current slate is failing, due mostly to rusting fasteners that are presumably more than 120 years old. While there is no certainty that the roof is as old as the house, that seems a reasonable assumption. Complete removal is advisable, since even a regular program of inspections and repairs still leaves most of the roof vulnerable to periodic leaks, unpredictable failures and occasional falling slates that are potentially dangerous. Installation of new roofing with modern underlayment, new flashings, and non-corroding fasteners should greatly reduce the number of problems for at least the next several decades.

If the Board agrees that removal of the existing roofing is prudent and reasonable, the key decision then is the type of roofing that should be installed, and whether the proposed synthetic product meets the Standards for Review of Alterations by virtue of its visual resemblance to natural slate. The applicant's primary rationale is that the proposed material looks the part, but costs substantially less, making it a pragmatic solution for owners.

Either all new natural slate or a mix of new and salvaged slate would be most consistent with Standards 2 and 6. Standard 2 requires that original historic materials be retained **"where possible."** And Standard 6 states that when original material must be removed, "...the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, **where possible**, materials." (Emphasis by staff)

The standard is therefore written to allow the Board latitude in considering the use of alternative materials when replacing deteriorated historic material and a reasonable visual match can be achieved. A sample of the natural slate from the building will be available during the meeting to allow the Board to compare it with a sample of the DaVinci roofing. Staff notes that the existing slate is a common color, in a regular pattern of consistent width, making for a roof that is distinctive by virtue of being historic slate, but otherwise not highly distinctive and relatively easy to mimic.

It is unclear how much of the existing slate would be salvageable, and no estimate has been provided. The most accurate measure of salvageability would follow removal, close inspection, and sounding (tapping) each slate for soundness. Installation of a mix of new and salvaged slate would presumably have a range of differing life expectancies, and while retaining historic material is clearly a goal of the Standards it is unclear whether a mix of old and new slate would save a substantial amount in material costs over all new slate.

While the use of matching materials is considered the preferred approach for historic buildings, the Board should consider the ability of these matching materials to be distinguished from alternatives, especially when there are cost or logistical considerations for property owners. If it is difficult to distinguish the substitute from the original material at a distance, the use of an alternate material may be appropriate under Standard 6. This is not to say that alternative materials will be acceptable in every instance, but instead, that under the specific circumstances of a particular case, and where a reasonable match is available the Board should allow applicants some flexibility in the use of alternative materials.

When visiting the site, Board members should take note of the degree of visibility of the roof from the sidewalk and street. Staff is very supportive of the applicant's decision to not replace the roof of the front porch, where it appears to be in better shape and is more readily visible from the public way. Salvaging slates from the main roof would provide material for future repairs upfront. Staff believes the slate siding on the east dormer should be retained.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Not Applicable	

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to remove historic slate. However, they are proposing to replace it with a synthetic slate that is a close visual match. The use of an alternative material is proposed based on the cost and extensive lead times associated with using natural slate. The Board should consider whether the proposed synthetic slate sufficiently preserves the character of the structure's historic slate roof.

Standard 3	
All sites, structures, and objects shall be recognized as products of their own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall be discouraged.	
Standard Met?	Staff Comments
Not Applicable	

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
Not Applicable	

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
For Board Discussion	The applicant is proposing to remove the historic slate from the building. Slate can be a distinctive feature of a building. This building features a basic installation of rectangular slates on roofs that face the sides, not the street. The applicant is proposing to replace it with a synthetic slate that is a close visual match. The Board should consider whether the existing slate roof is highly distinctive and character-defining for this building.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
For Board Discussion	The applicant has argued that the existing slate roof has deteriorated, and has had active leaks and falling shingles in recent years. Given cost and logistical consideration for the use of natural slate, the applicant is proposing to use a simulated slate. While the difference between natural and synthetic slate is distinguishable from up close, from a distance, the pattern, color, and texture can be convincing. The Board should discuss whether in this application, the use of a synthetic slate is an acceptable alternative material.

Standard 7	
The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
Not Applicable	

Standard 8	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
Not Applicable	

Standard 9	
Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.	
Standard Met?	Staff Comments
Not Applicable	

Standard 10	
Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.	
Standard Met?	Staff Comments
For Board Discussion	The proposed synthetic slate is reversible in that it could be removed and replaced with natural slate at some time in the future if desired by a property owner.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002667 for Roof Replacement at 489 Cumberland Avenue on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2 A-J, with the following conditions:

- 1) Final choice of roofing is to be submitted to HP staff for review and approval.

ATTACHMENTS

1. Project Description and supporting materials
2. Product literature
3. Staff photos

Mr. Robert Wiener
Planning & Urban Development Department
City of Portland, Maine 04101

Via email: rwiener@portlandmaine.gov

Rob:

Below is further data for the Historic Preservation Application for Plan Number HPBR-002667-2023 for 489 Cumberland Avenue, Portland for the Historic Preservation Board to review. This “Small Project” consists of replacing the slate roof with a synthetic slate product. The brand is DaVinci and the color will be selected and submitted for Board review if this portion of the application is approved and prior to any work being done.

I appreciate your offer, Rob, to modify the Application cited above by adding the data in this email. In rural Massachusetts, I have limited internet services, and connecting to the Portland Website is not always possible.

The following underlined headings are from the Historic Preservation Application Submission Checklist.

The remainder of this document follows the subjects identified in the two major sections of the Checklist in underlined capital letters. The first category is titled GENERAL APPLICATION DOCUMENTS. The second major section is headed PLANS etc. The minor sections within both major categories begins with either Yes or N/A to conform to the Checklist. If the section is not completed, then neither Yes nor N/A appear.

GENERAL APPLICATION DOCUMENTS

Project Description. Yes. This brick building was built in 1890 as a single family house and was converted into four apartments prior to buying it in 1997. The replacement of most of the tile roof for this building is the subject of this application.

There is no need at this time to replace the slate tiles on the roof of the porch fronting on Cumberland Avenue. The slope of the roof of the porch is considerably less steep than the roof on the rest of the house, and there are no leaks on the porch roof. Also, there have been no known loss of tiles from this porch roof. A view of the porch roof can be seen in the photo to the right. The photo is taken from the side opposite the building. The ladders are in place for scraping and painting the gable windows.

It is the loss of tiles from the steeper roof on the main structure that encourages the submission of this application. In addition, we have had some leaks, and most are now temporarily patched. However,



water continues into the third floor apartment near the chimney, and it is damaging the drywall in the bedroom.

Falling tiles from the main roof are a hazard to people and property. We are concerned that one or more of the slate tiles might fall and injure or even kill a person. Synthetic roof tiles weigh less and present less of a problem.

We would prefer to replace the slate tiles but finding qualified workers has been difficult. The rule of thumb learned early on in the ownership of this building is that if a slate roof tile expert checks a building once every five years and replaces broken or missing slate tiles, the slate roof should last indefinitely. The roof has been checked when a slate tile repairer was available, but finding such a person has been difficult, and in some 5 year periods, impossible.

What is not included in the rule of thumb are the copper nails now used to hold the slate. When the building was built about 1890, nails of iron or nickel were made at the site. This older style of nail rusts and disintegrates, allowing the slate tiles to slide out of place and fall. Replacing the nails is not economically viable for this investment. Replacing the roof with synthetic slate is the only affordable way to protect the building and reduce the risk of falling slate tiles.

The Slate Roof Restoration of August 8, 2024 is a bid of \$214,000. That bid is submitted as Exhibit #1 at the end of this application.

As a retired owner of a building with the mortgage repaid a few years ago, my income is partially dependent on an updated amount that used to pay the mortgage each month from this building. Those funds stopped a few months ago to allow the building manager to build up cash for repairs to the shingles of the gable on the third floor of the east side facing Cumberland Avenue, as seen in the photo above. These repairs were reviewed by the Historic District and were deemed

to not need a Certificate of Approval. The cost of the repairs have been driven up significantly because each shingle needs to be cut by hand to the exact dimension of the ones they replace. This requirement is met with significant cost to this repair.

The repairs to the gable will be completed during the fall of this year and will include matching shingles on the lower courses the first photo, above, where needed.

Safety initiated this roof replacement, but once we learned more, the project became an economic concern. How does an owner fund and justify a cost of \$214,000 that will generate no additional income from these four rent-controlled apartments when real estate taxes for 2023/2024 are 45 percent higher than in 2020/2021? One possibility is converting these apartments to condominiums and leaving the problem of the roof to the new owners of each of these four units.

What makes economic and aesthetic sense to this owner is to look for a slate lookalike that is affordable and acceptable to the Historic District Board. That has led to DaVinci products. A bid from LCT Construction is Exhibit #2, also at the end. That is, at this time, the only bid. If this Application is approved, we may seek bids from other roofers. LCT has replaced the roof on my home, and I have been entirely satisfied with their professionalism and their work. We ask for Historic District Board to approve using DaVinci synthetic slate.

Completed Checklist for Historic Preservation review.

Evidence of Right, Title and Interest. Yes. A copy of the deed to 489 Cumberland Avenue is attached as Exhibit 3.

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I bought this property with my partner, Dennis Kiernan, in 1997. Mr. Kiernan died in 2003, and I have life use of the property, and upon my death, his share of the ownership goes to his heirs, as will mine.

PLANS, etc. Yes. Each of the seven minor sections follows.

Photographs. See photographs at the end of this application.

Next four minor sections (Sketches, Details of wall sections, Floor Plans, and Site Plan). N/A

Catalog cuts or product information. Yes. The DaVince catalog appears as Exhibit 4.

Materials. Yes. The DaVince catalog appears as Exhibit 4.

Exhibits referred to in the body of the text above:

Exhibit

1. Slate roof bid.

The Joinery, Inc. 59A Main Street
South Portland, Maine 04106
Phone (207) 318-7697
Email bjjoinery@maine.rr.com

489 Cumberland Ave.
Portland, ME 04101
August 8, 2004

PROJECT: Slate Roof Restoration

10 days to stage in compliance with OSHA's safety regulations.

Slate removal/sorting salvageable slate.

Roof deck boards that need to be replaced will be removed and replaced with 1x10x7/8 hardwood, then fastened with 3" deck screws. All remaining deck boards will also need to be refastened to the rafters with screws as well.

Blue Skin PE200HT (a high temperature underlayment) to the first 6' of the roof because I assume snow guards or nails are needed to prevent snow and ice from falling from both sides of the building. Blue skin is also recommended for stripping in the dormer, skylights, and chimney. The rest of the roof can be covered with a synthetic nonstick roofing underlayment, similar to felt, but lighter and more durable.

20 days, this amount of time can vary depending on the weather, and how much of the roof deck needs to be replaced.

During this time the soffit and fascia repair work should be addressed as well. From what I could tell from climbing up there on a ladder, it all should be replaced. I will not be including the price of that in this estimate because I do not know for certain the condition of the fascia/soffit nor the dimensions and/or an crown molding.

Gutters and downspouts can now be fabricated and installed 10 days.

Slate roof can now be reinstalled, each slate fastened using 2" copper nails. Estimated time is weather dependent: approximately 60 days.

Exhibit 2. LCT Construction roof bid for synthetic slate tile.



LCT Construction
4 Evergreen Ln.

Email: info@lctroofing.com
www.lctroofing.com

Hopedale MA

We are fully licensed and insured

Office # 508-488-6639 Fax # 508-488-6640

Ct HIC Lic #-0628724 Ma-HIC# - 166876

Proposal Submitted to:

Date: 08/03/24

Denny Fuller

Phone: 860-796-5314-----Troy Hanna 207-233-8051 -- Troyallagash@gmail.com

489 Cumberland Ave.
VELUX skylights.

Job Name: Strip existing slate install full coverage plywood with a new DaVinci Synthetic slate roofing system with 13 new venting

Portland, ME

Project Manager: James E. Blair 860-490-5574 - Property Manager: Troy Hanna 207-233-8051

We hereby submit specifications and estimate for:

Main Home Included. 2200 sq. ft.

Strip and re-roof main home. Existing slate is failing in all locations due to deteriorated 100+ yr. old nails. The existing fasteners are rotting and allowing the slate to fall off roof. This condition is present in all slate rooflines. We will strip all existing slate then we will remove all the old skylights (13). At this point we will cover the old sheathing with 66 sheets of 1/2" CDX plywood this is needed due to excessive spacing in the existing sheathing. We will the install 13 new venting VELUX skylights and install a new DaVinci Synthetic slate roofing system which was specifically created to mimic the look and appearance of a natural slate roof it has Authentic depth (thickness) and dimension of natural slate rooflines. Price Includes 120 ft. new 5" seamless Musket Brown K-style gutters and downspouts with leaf relief gutter filter.

New ROOF SYSTEM to consist of:

6 feet CertainTeed Winterguard High Temp/ High Tack Ice and water applied to all eaves wrapped onto fascia and in valleys, 18" up wall in step flashing areas, roof intersection as well as around all roof protrusions.

Install CertainTeed Diamond Deck high performance synthetic roofing underlayment to remainder of roof surfaces.

Install 6" Copper drip edge to all eaves and rakes.

Apply DaVinci Synthetic slate to entire roof.

Full coverage hip and ridge cap shingles on all ridgelines.

Includes replacing all lead flashing on 2 chimneys- Includes new vent pipe flashings on all existing vent pipes.

All trash will be removed by LCT construction. Ground will be fully cleaned and left in the same condition as when we arrive.

15 yr. watertight guarantee offered by LCT.

Lifetime 50 yr. warranty included by manufacturer

We herby propose to furnish labor and materials- complete in accordance with the above specifications, for the sum of:

Fifty Six Thousand Four Hundred Dollars (\$56,400.00) with payments to be made as follows:

1/3 Deposit	1/3 @ Start	1/3 upon Completion
\$18,800.00	\$18,800.00	\$18,800.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the agreements contingent upon strikes, accident or delays beyond our control. This proposal is subject to acceptance 90 days and it is void thereafter at the option of the undersigned.

Authorized Signature: _____

Acceptance of Proposal: _____

The above prices specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as specified above.

DATE ACCEPTED: _____ Signature: _____ Signature: _____

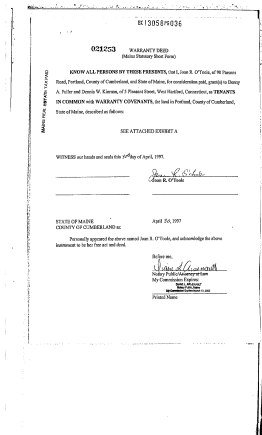


Exhibit 3. Deed to 489 Cumberland Avenue.

Exhibit 4. DaVinci catalog.



PHOTOS



Close up of the roof.



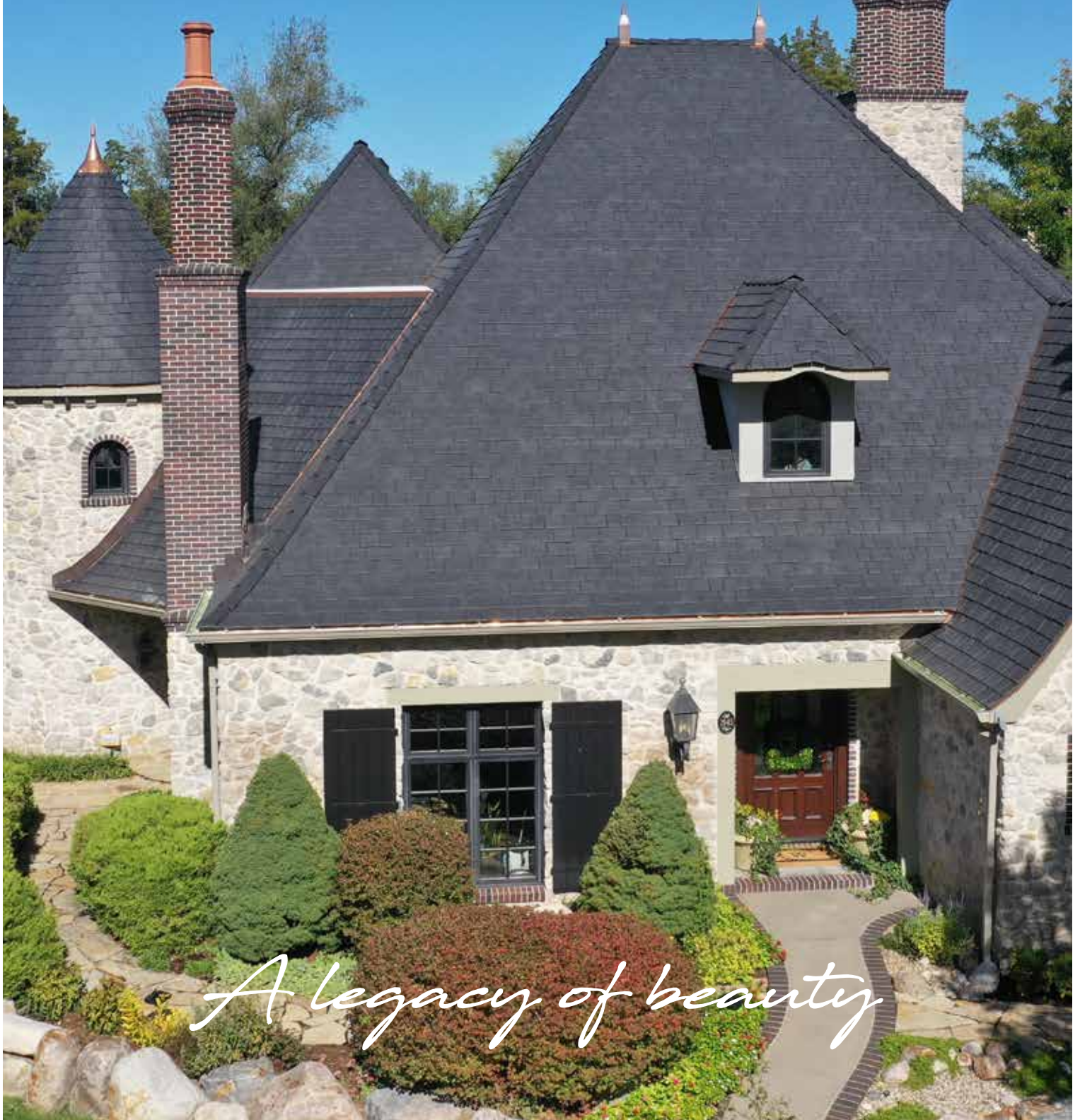
Sample DaVinci synthetic slate tile.



Close up of the south side of the roof from the sidewalk. The roof on the north side of the building is not visible from the sidewalk.



South side of the roof visible from the driveway, not available to the public.



A legacy of beauty



PERFECTLY AT HOME
in every corner of the continent

**WE FIT
YOUR STYLE**

**WE STAND UP TO
YOUR WEATHER**

*From the mountains to the coasts...
Wherever you call home, 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 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.

With DaVinci, you can retain all the character your home was intended to have without worrying about time-consuming and costly maintenance. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project...
just leave it to DaVinci.



WILMINGTON, DELAWARE



Hot and steamy defines this Delaware town. The subtropical setting has 60% humidity consistently throughout the year and gets an average of 9 days of precipitation each month.

Engineered to look better, longer.

Thick construction, deep grooves and realistic grain patterns combine to create dramatic shadows and visual richness.

Due to DaVinci's performance features, many insurance companies now offer reduced rates when switching from cedar or slate, especially in high wind-, fire- or hail-prone areas.

Realistic chisel marks add a hand-crafted finishing touch.

DaVinci tiles are made of pure virgin resins fortified with state-of-the-art UV stabilizers. The color you pick is the color you keep.

DaVinci products are modeled from actual slate and hand-split shake for natural, non-repeating beauty.

WHAT'S BEHIND THE BEAUTY IS *Genius*

Every region of North America presents challenges to the exterior of your home. Mother Nature's fury is universal.



With the damaging effects of sun, hail, gale-force winds and freeze and thaw cycles, roofing materials are at odds with the weather year-round.



DaVinci's unique composite construction outperforms both natural slate and cedar shake with a Class A Fire Rating, Class 4 Impact Rating and a 110 MPH

Wind Rating. But the real genius of a DaVinci roof lies in its ability to provide lasting beauty and a constant source of pride.



DaVinci roof tiles are constructed of a composite material made of pure virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

VS. NATURAL SHAKE

Unfortunately, the long-haired performance attributes of cedar shake have disappeared along with old-growth trees. Rotting, cracking and curling is inevitable. In most climates, cedar shake has a lifespan comparable to (or even less than) asphalt. DaVinci composite tiles give you the look you love with superior durability for a lifetime.



DaVinci roofing tiles are proudly manufactured in Lenexa, Kansas.

VS. NATURAL SLATE

Like a rock? Slate tiles are not immune to the ravages of time...or hail. Its tiny fissures make natural slate susceptible to damage caused by freeze and thaw cycles. DaVinci slate products defy the elements for decades of enduring and worry-free beauty.

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. As our name implies, our ability to blend colors and create drama is unparalleled. So whether you're selecting a single color or opting for one of our expertly-crafted VariBlends,™ we've got you covered.

When it comes to bringing out the best in your home...leave it to DaVinci.

JUST LIKE NATURE

DaVinci's proprietary VariBlend™ manufacturing process creates subtle color variations from one tile to the next. The nuanced shifts result in the most natural-looking composite roof you can buy.

Our color blend options consist of as few as one to as many as eight individual colors to create a dynamic range of results.

THE DAVINCI NATURE CRAFTED COLLECTION™



The DaVinci Nature Crafted Collection is our most ambitious foray into color development to date. Our advanced technology has simulated the warmth and softness of a patina previously only created by time and exposure to the elements. Our Nature Crafted Collection captures the look of a moment and retains it for decades.

Look for the Nature Crafted Collection symbol and experience the industry's most advanced color technology yet.



Cool roofs BUILT TO BE COOL AND STAY THAT WAY

DaVinci Cool Roof tiles reflect sunlight and heat away from the home. Higher emissivity and reflectivity rates lead to greater reductions in the cooling load and in return increase energy efficiency.



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



COLORMYROOF.COM

THE TOP DOWN COLOR™ VISUALIZER

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



TALK TO A COLOR EXPERT

We want to help you be absolutely sure that your DaVinci roof is exactly what you envisioned.

Our color consultant will answer your color questions and offer advice to guide you through the process of choosing a color blend to complement your home beautifully.



Email our color expert at
coloradvice@davinciroofscapes.com

YOUR HOME WAS MADE
FOR CEDAR OR SLATE

DaVinci was made for your home

THIS IS FOR KEEPS

It's easy to fall in love with the look of natural slate or cedar shake. Their beauty is at the heart of many architectural styles, old and new. DaVinci gives you the look you want and so much more: resistance to impact, splitting and cracking as well as a Class A fire rating and the peace of mind that comes with a Lifetime Warranty.

Visual VERSATILITY

DaVinci offers the beauty of natural slate and cedar shake in different tile options, giving you the ability to meet your aesthetic vision as well as respect your budget.



MULTI-WIDTH

Our most authentic-looking and versatile option, DaVinci's Multi-Width tiles set the high mark for luxury. Laying tiles of multiple widths in a straight or staggered pattern creates the most natural, non-repeating appearance possible.

MULTI-WIDTH SLATE Page 12
MULTI-WIDTH SHAKE..... Page 22



SELECT SHAKE

Created from real cedar profiles, Select Shake gives your home the beauty of authentic wood while remaining maintenance-free. The versatile design provides a worry-free, best-in-class roof that speeds up installation with the look of multi-width shake.

SELECT SHAKE Page 24



SINGLE-WIDTH

Single-width tiles add a budget-friendly touch of tradition to your home in either a straight or staggered pattern. The uniform tile size and impact-resistant composite construction work to reduce waste and speed up installation.

SINGLE-WIDTH SLATE Page 14
SINGLE-WIDTH SHAKE..... Page 26



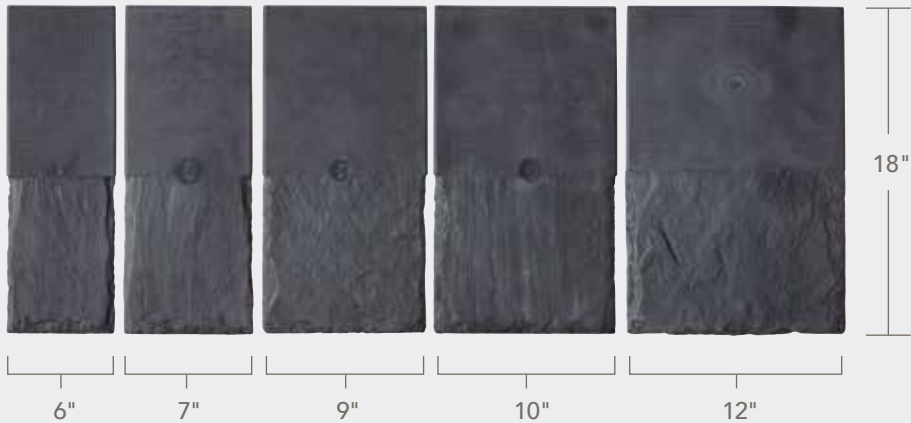
PROVINCE

The inspired engineering of Province makes uncommon beauty considerably more attainable. Its innovative design requires less overlap (reducing waste and cost), making it a stylish upgrade that won't bust the budget.

PROVINCE SLATE Page 16

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.



CHARLESTON, SOUTH CAROLINA



Picturesque Charleston is no stranger to hurricanes and heat. In addition to some nasty storms and high winds, its hot muggy summers can produce thick rafts of moss.

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.



ABERDEEN



BROWNSTONE



CANYON

MULTI-WIDTH
SLATE



CASTLE GRAY



EUROPEAN



EVERGREEN



SLATE BLACK



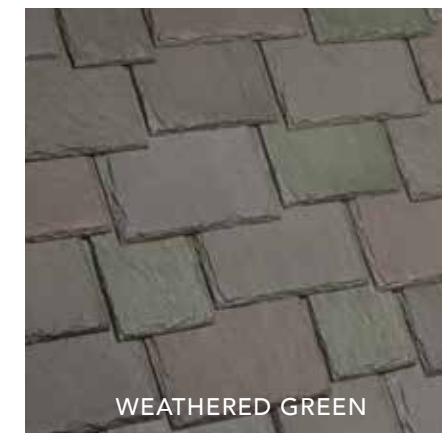
SLATE GRAY



SONORA



VINEYARD



WEATHERED GREEN



SMOKEY GRAY

CR ALSO AVAILABLE
IN COOL ROOF COLOR

SINGLE-WIDTH SLATE

It feels right.

Some homes were created with the promise of a slate roof in mind. 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



OKLAHOMA CITY, OKLAHOMA



Welcome to Tornado Alley! In addition to being in one of the most tornado-prone regions in the world, OKC endures frequent hail, snow and periods of strong sunlight.

SINGLE-WIDTH SLATE
SMOKEY GRAY



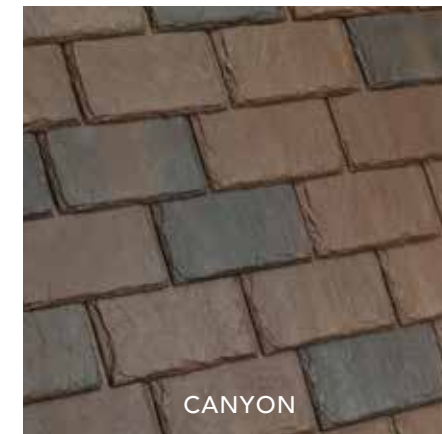
BROWNSTONE



SONORA



EUROPEAN



CANYON



SLATE BLACK



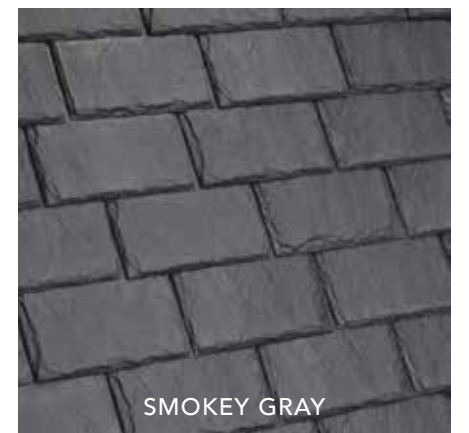
SLATE GRAY



EVERGREEN



CASTLE GRAY



SMOKEY GRAY



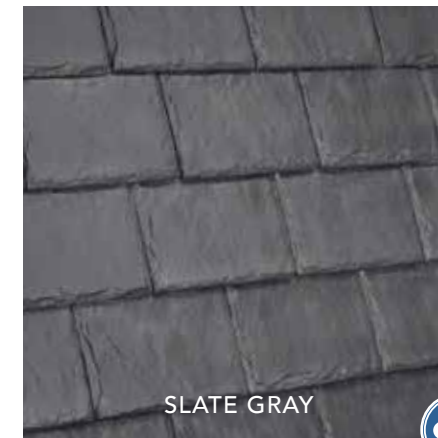
ALSO AVAILABLE
IN COOL ROOF COLOR

PROVINCE SLATE

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

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

PROVINCE
SLATE



SLATE GRAY



SLATE BLACK

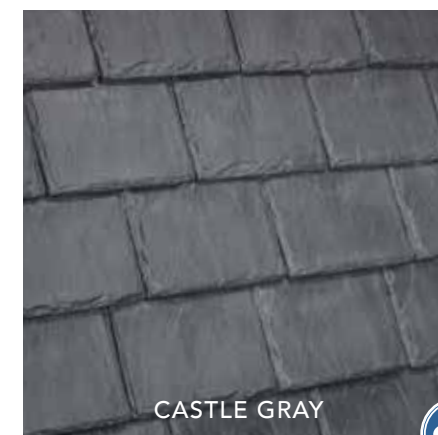


SMOKEY GRAY

“

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, ROOFING CONTRACTOR



CASTLE GRAY



EUROPEAN



BROWNSTONE



ALSO AVAILABLE
IN COOL ROOF COLOR

MELBOURNE, FLORIDA



Particularly vulnerable to hurricanes, coastal Melbourne also faces the challenges of high winds leading to potential inland wildfire spread.

PROVINCE SLATE
SLATE BLACK

SLATE GALLERY



PROVINCE SLATE
SLATE GRAY

“

DAVINCI SLATE FITS WELL WITH MY TRADITIONALLY-BASED AND FRENCH PROVINCIAL DESIGNS. HOMEOWNERS REALLY LIKE THE DETAILED LOOK AND APPRECIATE THE LOW-MAINTENANCE APPEAL.

CHRISTOPHER, RESIDENTIAL ARCHITECT



SINGLE-WIDTH SLATE
CUSTOM COLOR BLEND



MULTI-WIDTH SLATE
SLATE GRAY



MULTI-WIDTH SLATE
EUROPEAN



SINGLE-WIDTH SLATE
SLATE BLACK

SLATE

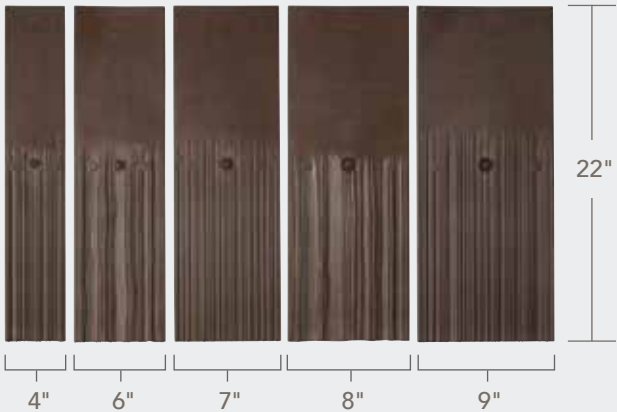
“

AFTER TERRIBLE HAIL STORMS DEVASTATED HUNDREDS OF HOMES IN OUR AREA, WE BEGAN SEEING MANY IMPACT-RESISTANT DAVINCI COMPOSITE ROOFS INSTALLED. WE WANTED A WORRY-FREE, BEAUTIFUL, BEST-IN-CLASS ROOF THAT COULD WITHSTAND FUTURE STORMS, AND WE GOT IT WITH OUR NEW DAVINCI ROOF.

JULIE, HOMEOWNER

DAVINCI SHAKE

If you love the look of cedar shake, there’s no reason to shy away from it. Whether you’re building a new home or replacing an existing shake roof, DaVinci eliminates the pesky concerns of ongoing maintenance and lets your heart get exactly what it wants.



MULTI-WIDTH

Achieve the authentic look of rough-hewn, hand-split cedar shake with subtle color shifts and randomly-staggered overlaps.



SELECT SHAKE

Our versatile design replicates the look of authentic cedar on 8" and 10" tiles for a best-in-class roof.



SINGLE-WIDTH

The tidy and uniform appearance is a popular choice for a wide range of architectural styles.



SHAKE

THE FINISHING
touch

ATLANTA, GEORGIA



Atlanta’s hot and humid summers and frequent rainstorms set the stage for wood rot.

MULTI-WIDTH SHAKE

Everything you love about shake...
without the headaches or the heartaches.

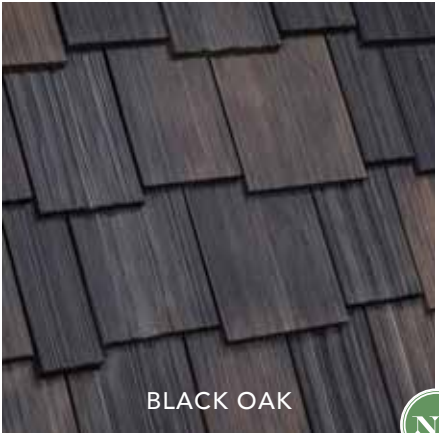
DaVinci Multi-Width Shake recalls the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. These deep-grained, multiple-width tiles are available in nine standard color blends.



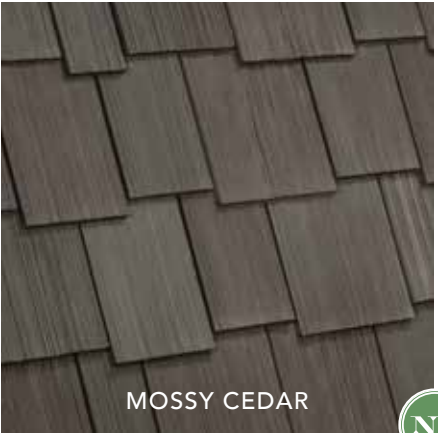
MULTI-WIDTH SHAKE
TAHOE



AGED CEDAR



BLACK OAK



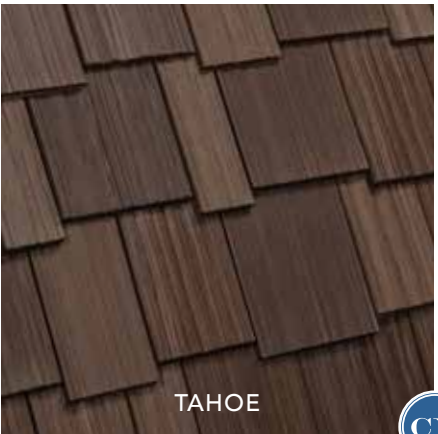
MOSSY CEDAR



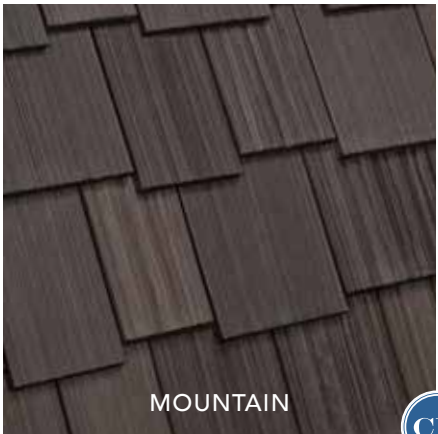
AUTUMN



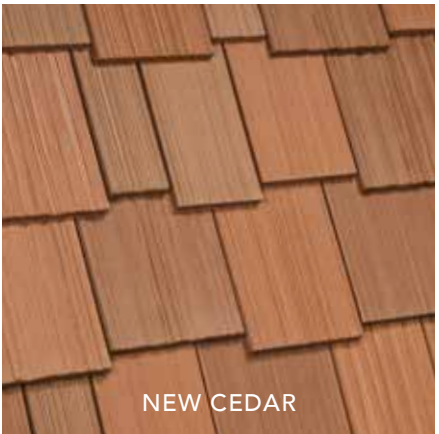
CHESAPEAKE



TAHOE



MOUNTAIN



NEW CEDAR



WEATHERED GRAY



CHICAGO, ILLINOIS

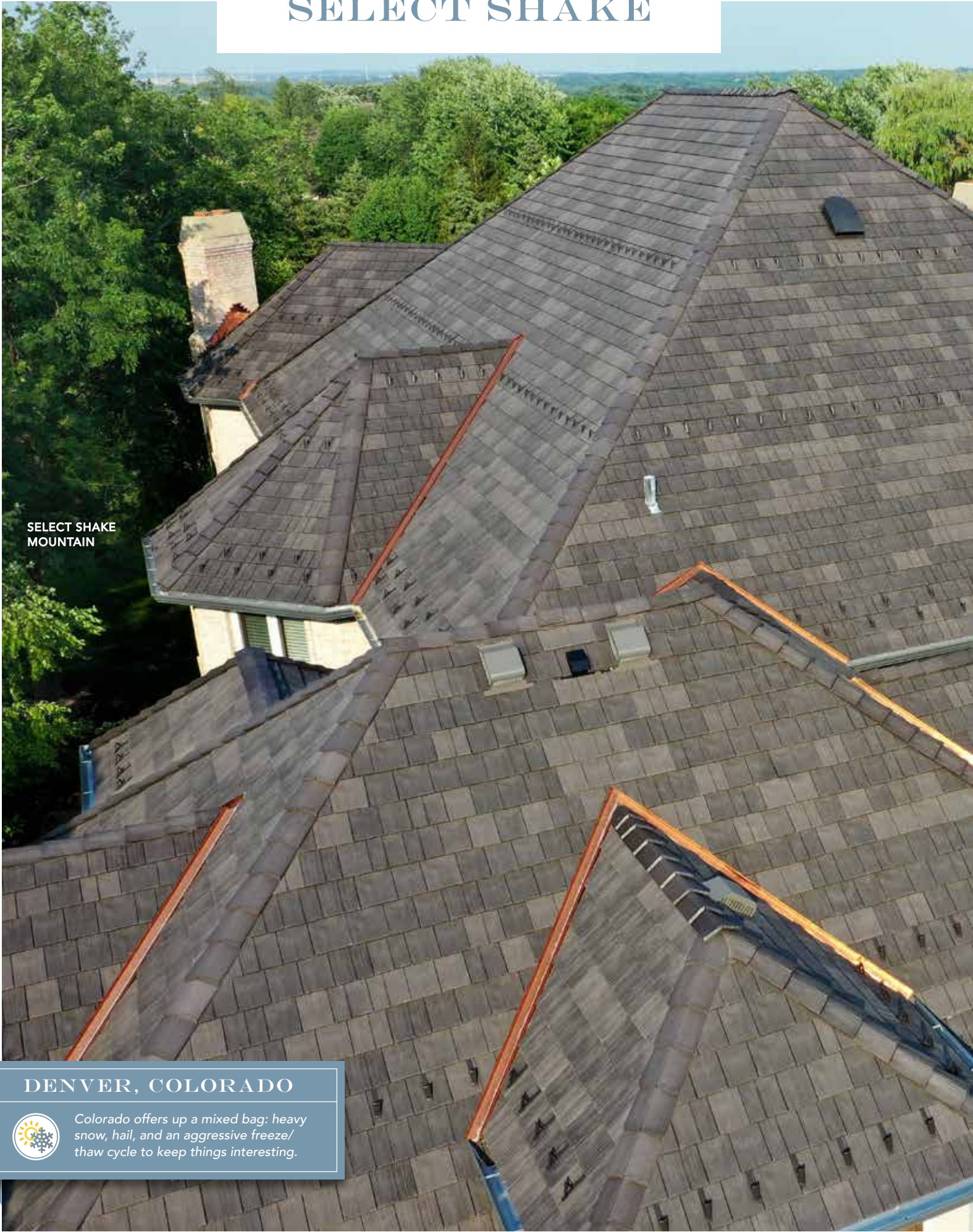


The Windy City probably got its name from an abundance of political banter. Nevertheless, Chicago faces its share of winter weather and a violent freeze and thaw cycle.

CR ALSO AVAILABLE
IN COOL ROOF COLOR

NC NATURE CRAFTED
COLLECTION™

SELECT SHAKE



SELECT SHAKE
MOUNTAIN

DENVER, COLORADO



Colorado offers up a mixed bag: heavy snow, hail, and an aggressive freeze/thaw cycle to keep things interesting.

*The beauty of natural shake...
but ours is for keeps.*

DaVinci's Select Shake provides the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. Meet your vision and make your dream home a reality with our versatile design.



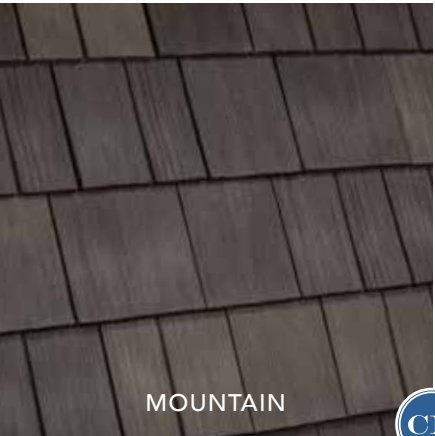
AGED CEDAR



BLACK OAK



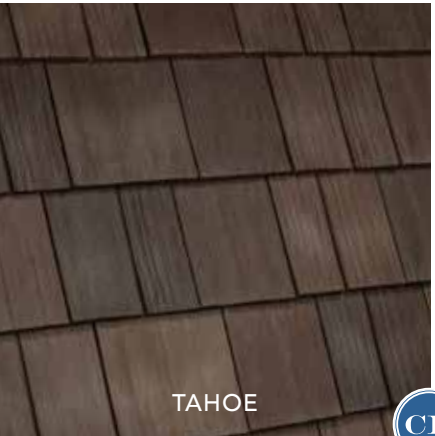
MOSSY CEDAR



MOUNTAIN



IF YOU'RE LOOKING
FOR A WORRY-FREE,
BEAUTIFUL,
BEST-IN-CLASS ROOF
THAT CAN
WITHSTAND STORMS,
LOOK TO DAVINCI.



TAHOE



CHESAPEAKE



ALSO AVAILABLE
IN COOL ROOF COLOR



AUTUMN



NATURE CRAFTED
COLLECTION™



WEATHERED GRAY



SINGLE-WIDTH SHAKE



SINGLE-WIDTH SHAKE
BLACK OAK

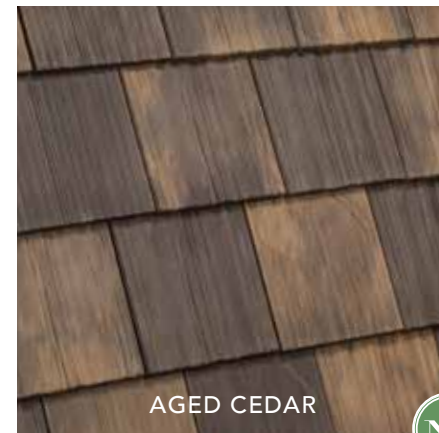
LOCH LLOYD, MO



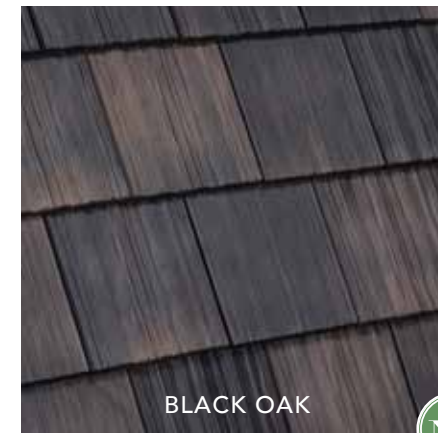
From cool winters to long, hot summers, Missouri's interior location causes extremes in weather.

The look of cedar shake has never been easier.

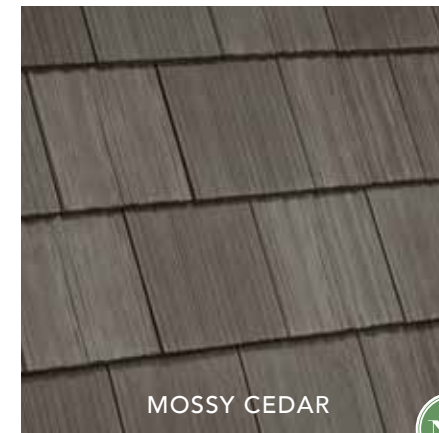
Single-width shake delivers the varied textures and natural visual shifts in color and shading that occur with real hand-split cedar.



AGED CEDAR



BLACK OAK



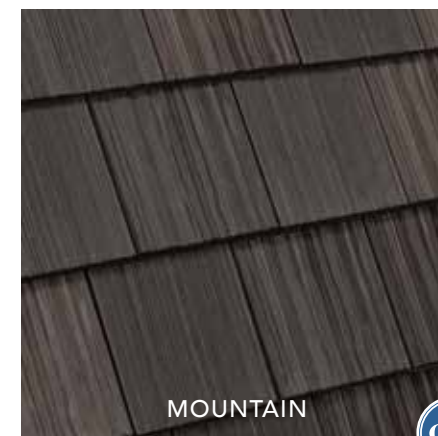
MOSSY CEDAR



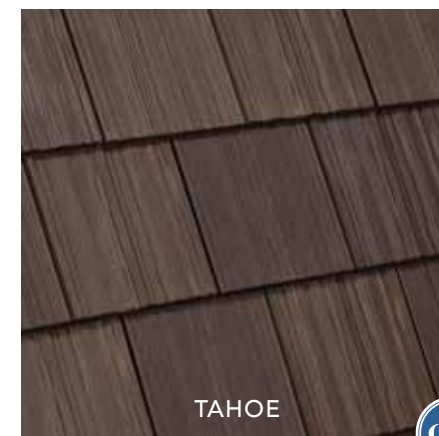
“

IT IS ONE OF THE MOST FLAWLESSLY REPLICATING PRODUCTS OUT THERE, AND WE'VE LOOKED AT ALL OF THEM, BELIEVE ME.

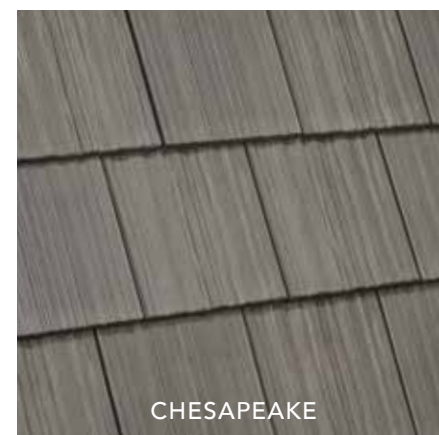
DANIEL, RESIDENTIAL ARCHITECT



MOUNTAIN



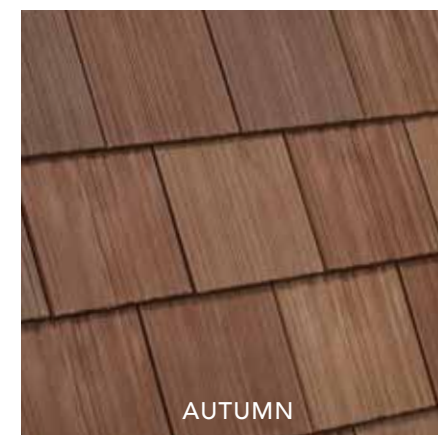
TAHOE



CHESAPEAKE



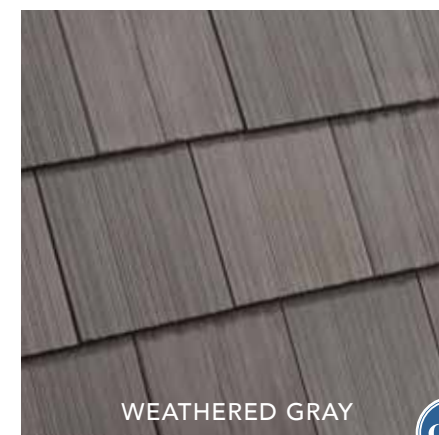
ALSO AVAILABLE IN COOL ROOF COLOR



AUTUMN



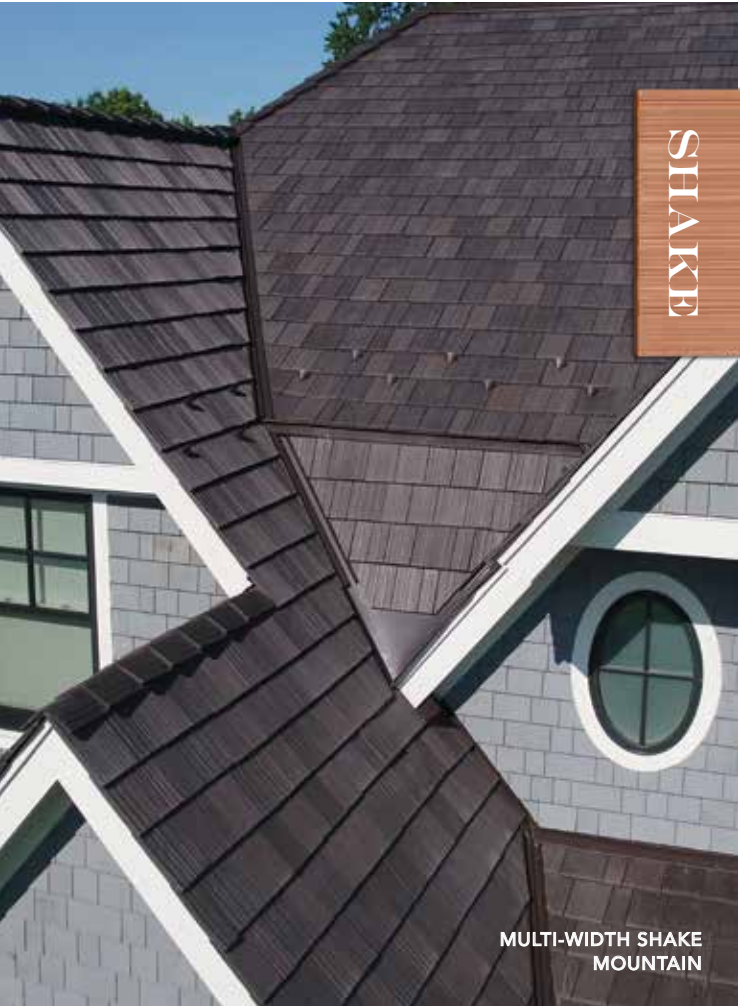
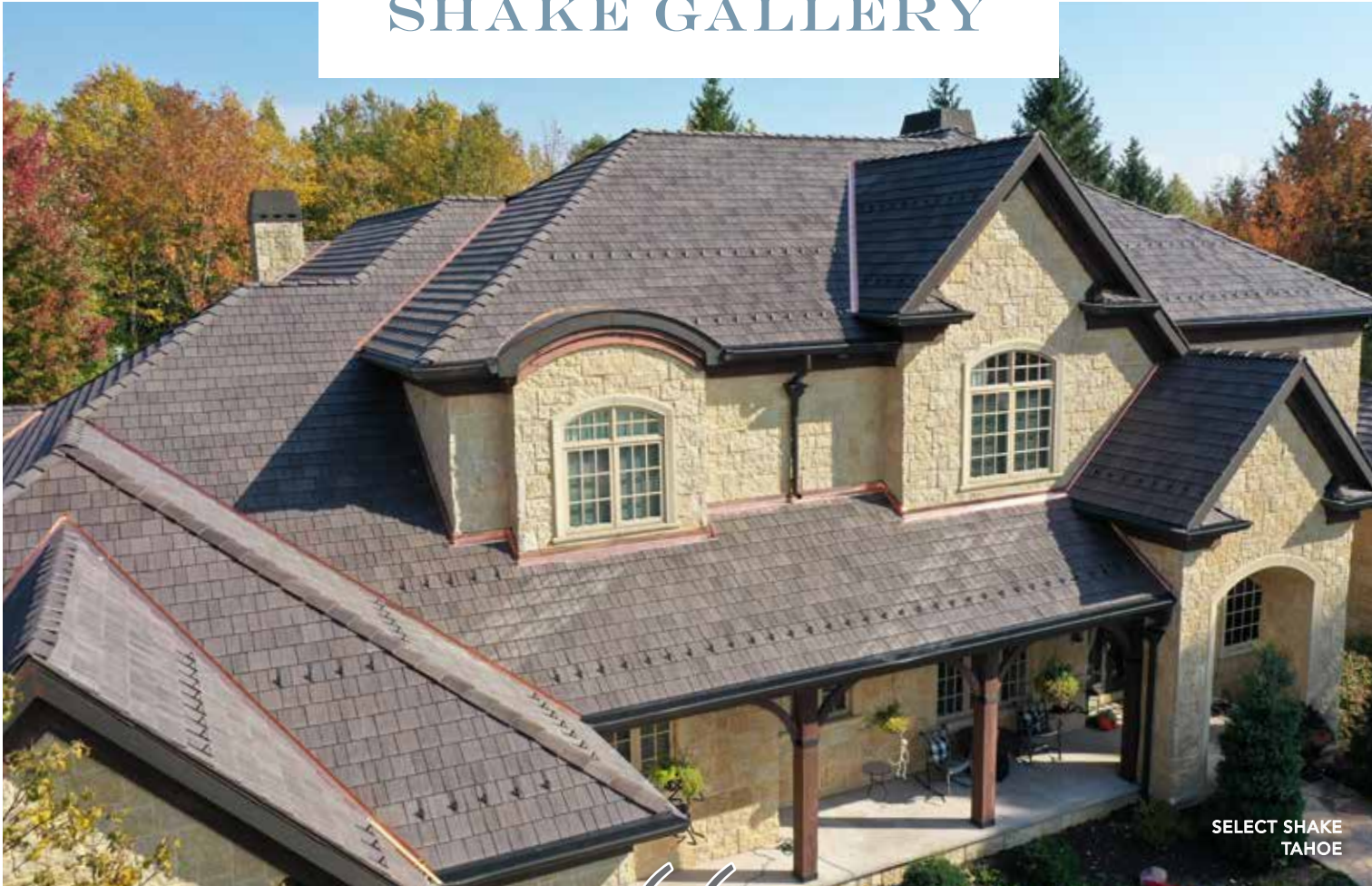
NATURE CRAFTED COLLECTION™



WEATHERED GRAY



SHAKE GALLERY



“
MY DAVINCI ROOF
WAS DEFINITELY THE
SMART CHOICE.

DAVID, HOMEOWNER

“
THE ROOF IS LIKE A CANVAS. THE DESIGN, COLORS,
PRODUCTS AND ACCESSORIES WE USE HELP US CREATE A
CUSTOMIZED PIECE OF ART FOR EVERY HOMEOWNER.

JEFF, ROOFING CONTRACTOR



A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

		ASPHALT	NATURAL SLATE	NATURAL SHAKE
 WIND RESISTANT	●	●	●	●
 FIRE RESISTANT	●	●	●	●
 IMPACT RESISTANT	●	●	●	●
 FREEZE/THAW RESISTANT	●	●	●	●
 MAINTENANCE-FREE	●	●	●	●
 COLOR-FADE RESISTANT	●	●	●	●
 LIGHTWEIGHT	●	●	●	●

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

- STRENGTH
- AVERAGE
- WEAKNESS

Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; WUI; and CCMC 14094-R

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

TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	12", 10", 9", 7", 6"	1/2"	8" (266 lbs), 7.5" (283 lbs), 7" (304 lbs), 6" (354 lbs)
SINGLE-WIDTH	12"	1/2"	8" (275 lbs), 7.5" (294 lbs), 7" (315 lbs), 6" (367 lbs)
PROVINCE	12"	5/8"	8" (193 lbs)

DaVinci Shake

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	9", 8", 7", 6", 4"	5/8"	10" (300 lbs), 9" (333 lbs)
SINGLE-WIDTH	9"	5/8"	10" (297 lbs), 9" (330 lbs)
SELECT SHAKE	8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)

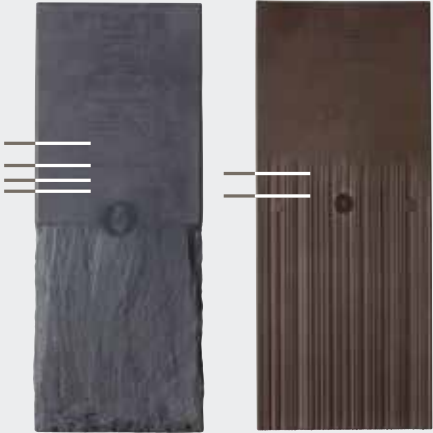
Testing Summary

See DaVinciRoofscapes.com for the most up-to-date testing and certifications.

	STANDARD	RESULTS
FIRE TEST	ASTM E 108	Class A
IMPACT TEST	UL 2218	Class 4
WIND TEST	ASTM D 3161	Certified to 110 mph
HIGH VELOCITY HURRICANE ZONE	TAS 125	Up to 180 mph

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.



WE KEPT EVERYTHING YOU LOVE... *and made it better.*

It's no wonder people are drawn to the timeless good looks of slate tile and cedar shake. The allure is unmistakable. A DaVinci composite roof lives up to the look of nature, but does so without the ongoing maintenance, repairs and replacement.

At DaVinci, we made a good thing better:

Resistant to fading, rotting, cracking and pests

Stands up to wind, hail and fire as well as or better than natural materials

Enjoy the peace of mind that comes with a Lifetime Limited Material Warranty

Every tile reflects the artistry and the genius of DaVinci himself



LOOKING FOR ASSISTANCE?

We're ready to help.

If you have questions, feel free to contact us directly.

A DaVinci Project Specialist will answer any questions you have concerning product differences, color selection, project timing and contractor selection.



800-328-4624



DAVINCI ROOFSCAPES

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM

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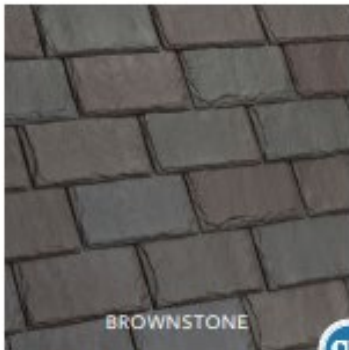
*Printing reproduction of colors shown in this brochure may vary from actual product.
For product warranty details, please visit DVroof.com/warranty. The warranty found
there is the sole warranty applicable to DaVinci products.*

Westlake
Royal Building Products™

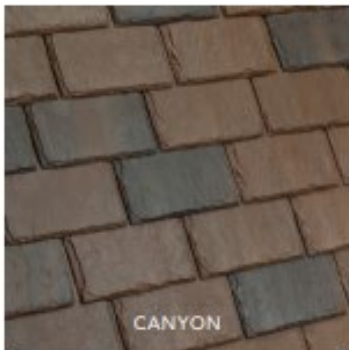
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SINGLE-WIDTH SLATE

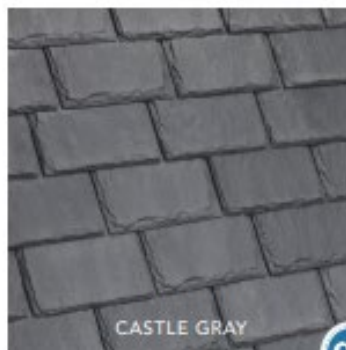
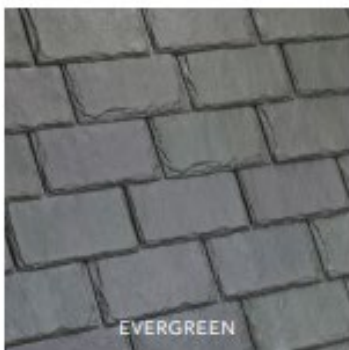
DaVinci's Single-Width Slate delivers astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.



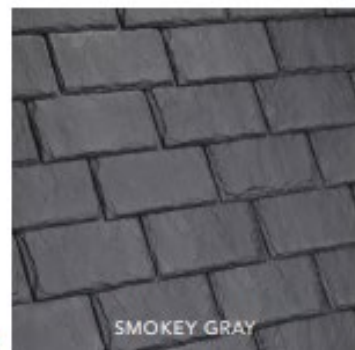
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OR



OR



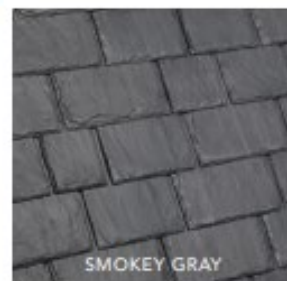
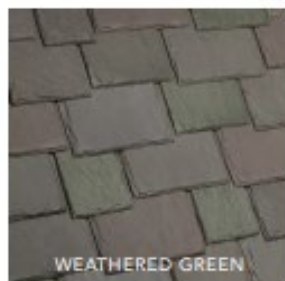
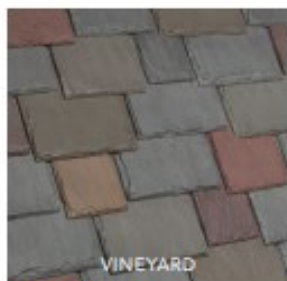
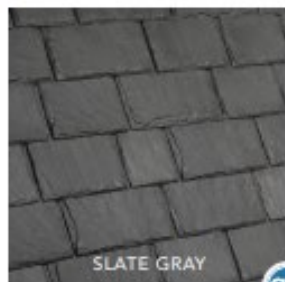
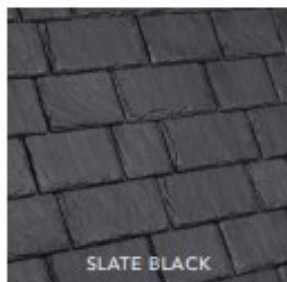
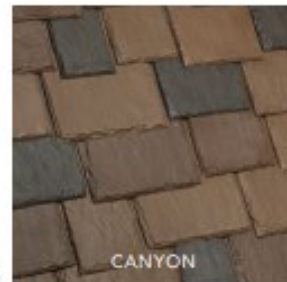
OR

ALSO AVAILABLE
IN COOL ROOF COLOR

SINGLE-WIDTH SLATE

MULTI-WIDTH SLATE

DaVinci's Multi-Width Slate delivers the highest level 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.

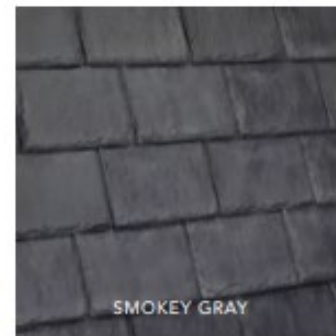
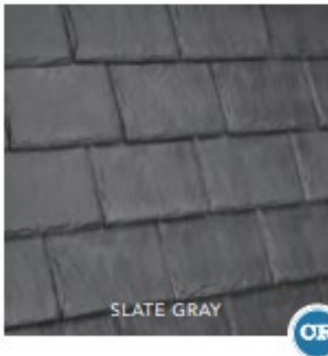
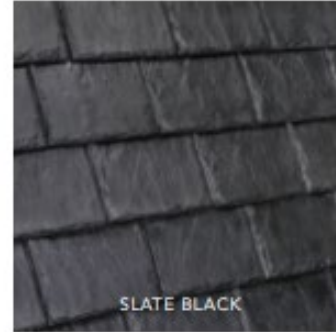
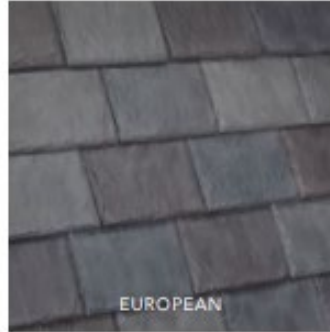
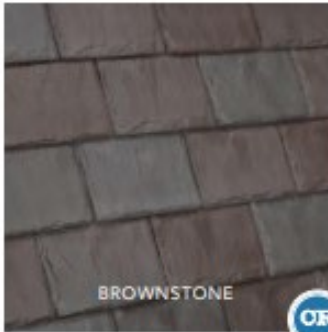


ALSO AVAILABLE
IN COOL ROOF COLOR

MULTI-WIDTH SLATE

PROVINCE SLATE

DaVinci's Province Slate is a new line of stunning single-width tile that replicates traditional slate with extraordinary accuracy.



ALSO AVAILABLE
IN COOL ROOF COLOR

PROVINCE SLATE













