MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3820 Warner St., Kensington Meeting Date: 11/17/2021

Resource: Primary One Resource **Report Date:** 11/10/2021

Kensington Historic District

Applicant: Alexis Vlahos **Public Notice:** 11/03/2021

Review: HAWP **Tax Credit:** Yes

Case No.: 971756 Staff: Dan Bruechert

PROPOSAL: Partial Demolition, Building Addition, and Rear Deck

STAFF RECOMMENDATION

Staff recommends HPC approve the HAWP with the condition that:

1. The approval extends to the materials identified in the 'Recommended' section of the Staff Report with final approval authority delegated to staff to verify that the final material falls into one of those categories.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District

STYLE: Queen Anne

DATE: 1902



Figure 1: 3820 Warner St. is at the intersection of Warner St. and Connecticut Ave.

PROPOSAL

The applicant proposes to replace the existing and damaged metal shingle roof with a synthetic slate roof.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation:* Kensington Historic District, Atlas #31/6 (Amendment), Vision of Kensington: A Long-Range Preservation Plan (Vision), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but non-historic structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

On April 30, 2021, a tree fell and damaged the metal shingle roof and a chimney of the subject property. The metal shingles appear to have been the original roofing material. The applicant proposes to replace the chimney with matching materials. This work does not require a HAWP as it is an in-kind replacement and is eligible for the County Historic Preservation Tax Credit.

Due to materials shortages caused by COVID-19 disruptions, there is a six-month delay in getting new metal shingles to the site. The applicants feel that a wait that long could cause long-term harm to the house and want to replace their roof sooner than that. Staff agrees that requiring the applicants to wait six months to replace their roof would be unreasonable and that, regrettably, replacing the metal shingles with another material should be allowed. In place of the metal shingle roof, the applicant proposes to install a 'Niagara Slate' synthetic slate roof.

Staff finds that while synthetic slate roofs have significantly improved over the last few decades, they are still not a compatible roofing material on historic houses in the Kensington Historic District. Synthetic slates generally have reflective qualities that make them look like rubber or plastic and the 'slates' do not weather like natural slate. Staff does not recommend the HPC approve the proposed roofing material. Staff has relayed this finding to the applicant and they are consulting with their roofing contractor and their insurance company to identify a material that may be acceptable to all parties. In the meantime, Staff considers the appropriateness of several alternate materials and has provided a recommendation that Staff hopes is agreeable to the HPC.

If the synthetic slate roof is not compatible, the question is then, what type of material would be appropriate for the subject property? Staff first consulted the *Vision of Kensington* which provides a snapshot of the district from 1992. The *Vision* identifies the various roof forms and states that a "surprising number of houses in the Kensington Historic District retain their original standing seam metal roof cladding." Unfortunately, the analysis in the *Vision* does not extend to roof material, so there is no quantitative analysis available. Anecdotally, Staff is aware of several metal roofs that have been replaced with asphalt shingle over the last 30 years.

Preservation Brief #4: Roofing for Historic Buildings, identifies many commonly used roofing materials,

¹ Preservation Brief #4: Roofing for Historic Buildings is available here: https://www.nps.gov/tps/how-to-

methods for preserving them, common problems, and alternative materials. While the Preservation Brief does not help to identify appropriate substitute materials, it does state that consideration of the proposed material's scale, texture, and color should be taken into account.

In conducting this analysis, Staff's most preferred position would be to repair the roof, replacing the damaged shingles with new ones to match. While several companies service that service the Mid-Atlantic do this type of work, there is no guarantee that the companies will have a collection of intact shingles to use without running into the six-month delay discussed above. Staff has encouraged the applicant to consider this work and recognizes that this would be an in-kind repair and would not require a HAWP, and would be eligible for the County's Historic Preservation Tax Credit.

The typical requirement for a HAWP application is for the applicant to present a single proposal for the HPC's consideration. The applicant has done so in this instance, however, Staff does not find that material to be appropriate and has been in consultation with the applicants about an alternative solution that is acceptable to Staff, the applicants, and their insurance company. Because of this unique situation, Staff presents a menu of options for the HPCs consideration in two categories:

- 1. Recommended roofing materials (Staff recommends the HPC approve and delegate final approval to Staff to verify the final material is from one of those categories); and,
- 2. Not-recommended, (Staff recommends any approval does not include those materials).

Recommended

If repair is not feasible, Staff next recommends replacement with **a standing seam metal roof**. This roofing material is identified in the *Vision for Kensington* for the surprising number of original roofs that were present in the district. We know that standing seam metal was a common roofing material in the late 19th century and early 20th century. This material would also maintain a metal surface on the roof, albeit a smoother surface than the stamped metal shingles. Staff finds that a traditionally installed (i.e. 'field-turned) standing seam metal roof would be an appropriate replacement for the subject property. Additionally, there are several standing seam metal roofing systems available. These systems retain the look of a traditional standing seam metal roof but have a ridge cap that projects above the roof ridge. This creates an appearance that is incompatible with the historic character of the house and district. Some of these systems have a ridge cap that is low enough Staff and the HPC have found to be compatible with the historic character. Staff would support approval of one of these roofs but would need to review specifics before recommending approval for this class of roof.

Staff additionally finds that **an asphalt shingle roof, either 3-tab or architectural shingle**, would be appropriate. Asphalt shingle roofs were used starting in the 1890s and while the size and profile of the shingle have changed, the general appearance has remained generally consistent. Staff finds that this type of roof has become so widespread that it will visually blend in on almost any type of house - except for houses that historically had clay tiles like Spanish Mission Revival. Staff recommends the HPC approve a 3-tab or architectural shingle replacement roof.

There are two other natural products Staff would support in descending order: wood shingle and slate. Both of these materials were in use during the turn of the 20th century and are found in Kensington to this day. These materials have their own benefits and drawbacks as a replacement roof. Wood shingles are a product that would quickly develop patina and blend in with the house and surrounding district. The lifespan of these shingles is significantly shorter than any other material, save a 3-tab shingle. The final Staff-recommend material is natural slate. Slate is a natural material that will provide a compatible texture and appearance for the house and surrounding district and will last into the next century. There are two primary drawbacks to slate, its cost and its weight. Slate is one of the most expensive roofing materials, which means the applicants' insurance may not be willing to pay for the material. Staff's larger

concern is the weight of the material. If the applicant can demonstrate that the roof framing can accommodate a slate roof, Staff finds slate would also be a historically appropriate substitute material.

Not Recommended

The list of roofing materials that are not recommended is shorter than the list for materials that are. As is typical for Master Plan sites and districts in Montgomery County, Staff finds that synthetic slates and synthetic shakes are not appropriate for the house. In both cases, the material does not have an appearance that is consistent with the historic and the nature of the material prevents it from developing a patina, allowing it to blend in with the surrounding historic district.

Staff also does not recommend approval of any clay or ceramic roofing material. These materials are incompatible with the architecture of the historic house.

There are several other lesser-used materials including recycled composite shingles, ceramic tile (frequently used in 'cool roofs'), and stone-coated metal. Staff finds that all of these materials are incompatible with the subject property and does not recommend the HPC approve any of these.

Lastly, Staff's analysis of the proposed roofs does not extend to include consideration of any solar shingles or solar arrays as part of this HAWP. Additional analysis of those materials is necessary and would require, at a minimum, detailed roof plans and material specifications

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The approval extends to the materials identified in the 'Recommended' section of the Staff Report with final approval authority delegated to staff to verify that the final material falls into one of those categories;

under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit. visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

DATE ASSIGNED____

FOR STAFF ONLY:

HAWP#_

APPLICANT:

Name:	E-mail	:				
Address:	City:	Zip:				
Daytime Phone:	Tax Ac	count No.:				
AGENT/CONTACT (if applicab	le):					
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Address:	City:	Zip:				
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Town/City:	Nearest Cross Street	::				
Lot: Block:	Subdivision:	Parcel:				
for proposed work are submode accepted for review. Checonstruction Addition Demolition Grading/Excavation I hereby certify that I have the and accurate and that the con	See the checklist on Page 4 to aitted with this application. In the ck all that apply: Deck/Porch Fence Hardscape/Landscape Roof authority to make the foregoing struction will comply with plansedge and accept this to be a consideration.	Shed/Garage/Accessor Solar Tree removal/planting Window/Door Other: g application, that the application reviewed and approved by all of the second se	not Try Structure Ton is correct necessary			

Adjacent and Confronting Properties:

Kensington, MD 20895

3824 Warner Street

3812 Warner Street

10400 Connecticut Avenue

10310 Connecticut Avenue

Description of Property: Please describe the building and surrounding environment. Include information on significant structures landscape features, or other significant features of the property:
Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1:	
Description of Current Condition:	Proposed Work:
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
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CAPEZIO CONTRACTORS, INC.

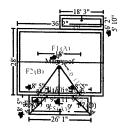
Capezio Contractors, Inc.

8550 Veterans Highway Millersville, MD 21108

Office (410) 729-2900 Fax (410) 729-2998 Federal ID#: 52-1960317 erin@capeziocontractor.com Robert Turner estimator

2021-0391

Exterior



Main roof

1,542.61 Surface Area279.08 Total Perimeter Length23.25 Total Hip Length

15.43 Number of Squares48.67 Total Ridge Length

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	
Scaffolding Setup & Take down - per hour	6.00 HR		0.00	53.80	
For rebuild of brick chimney		e e			
2. Detach & Reset Brick veneer	40.00 SF	51.59	0.00	0.00	
Damaged brick chimney					
3. R&R Gutter / downspout - aluminum - up to 5"	14.00 LF		0.51	8.04	
4. Remove Aluminum shingle - w/out felt - color finish	15.43 SQ		87.54	0.00	
5. Aluminum shingle - w/out felt - color finish	17.74 SQ		0.00	908.41	
6. Aluminum end caps - color finish	36.00 LF		0.00	8.48	
7. Roofing felt - 15 lb.	12.06 SQ		0.00	46.18	
8. Ice & water barrier	337.00 SF		0.00	2.16	
9. Drip edge	220.00 LF		0.00	3.46	
10. R&R Chimney flashing - small (24" x 24")	2.00 EA		12.98	456.52	
11. R&R Roof window step flashing kit	3.00 EA		6.50	135.00	
12. R&R Flashing, 14" wide	42.00 LF		0.61	5.53	
13. Step flashing	16.00 LF		0.00	14.07	
14. R&R Rafters - 2x6 stick frame roof	32.00 BF	·	0.98	4.19	
15. R&R Additional labor for stick frame roof, 5/12 to 9/12 slope	32.00 BF		0.34	0.73	
16. Sheathing - plywood - 1/2" CDX	256.00 SF		0.00	4.19	
17. R&R Soffit - box framing - 2' overhang	26.00 LF		1.95	7.96	•
18. Prime & paint exterior soffit - exposed rafters	96.00 SF		0.00	3.90	

2021-0391















Sustainable Roofing





Majestic Niagara Slate

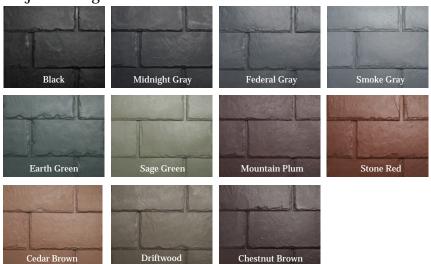


Bigger is better when it comes to EcoStar LLC's latest innovation. Majestic Niagara Slate is a natural-looking, 5/8" thick, synthetic slate roofing tile produced in 12" and/or 14" widths. This added size allows each Majestic Niagara Slate 14" tile to cover one square foot of roof deck at the 10" exposure (100 tile/square), maintaining a 2" headlap throughout. An additional 9" exposure option allows for the creation of unique looks using staggered, offset or random width installations.

This design consumes less raw material, reduces roof load by up to 20% and lowers installation labor by 30%. Unlike other synthetic slates, Majestic Niagara Slate is manufactured from 80% post-industrial recycled materials. EcoStar roofing tiles, including the larger Majestic Niagara Slate, provide long-lasting durability, superior protection against extreme weather conditions and 50 years of warranty coverage.

Available in 11 standard colors, Majestic Niagara Slate offers endless opportunity to showcase the beauty of natural slate at a fraction of the cost.

Majestic Niagara Slate - Standard Color Palette



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that may appear on a roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions. 'Significant property insurance discounts may be available when upgrading or building a roof to protect against hail damage in regions where severe weather is common. EcoStar tiles meet or exceed industry standards for Impact Resistance. Contact your insurance provider for details.

Advantages

- One 14" tile = 1 ft² of roof coverage
- Available in two sizes: 14"x 22" & 12" x 22"
- · Weighs significantly less than natural slate
- · Look of real slate without extensive maintenance
- Easy application keeps installation costs down
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail¹

Architectural Flexibility

- Natural appearance of real slate roofing
- 5/8" thick for enhanced shadow lines
- Available in 11 standard colors
- Staggered, offset and random width installation techniques enhance roof texture and depth

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail, driving rain and heavy snow
- 22" length provides up to 4" of headlap protection against wind-driven rain and ponding snow melt
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty standard
- 50-Year Gold Star Labor & Material Warranty available

Environmental Sustainability

Manufactured with 80% post-industrial recycled materials

Technical Information

- UL listed Class C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- UL listed wind resistance to 110 mph (ASTM D3161)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management



42 Edgewood Drive | Holland, NY 14080 800.211.7170 | www.ecos



Polymeric Slate Tile Roof System

DESCRIPTION

Majestic Niagara Slate $^{\text{IM}}$ is a rubber and plastic based Class C roof tile designed to provide the look of natural stone slate. Majestic Niagara Slate is manufactured with a state of the art formulation using recycled polyolefin polymers.

Majestic Niagara Slate tiles are 22" (559 mm) in length, and come in both 12" (305 mm) and 14" (356 mm) widths. The tiles are a robust 5/8" (16 mm) thick at the butt and are available in fourteen (11) standard colors (see designs below). Custom colors are available upon request.





12" (305 mm)

14" (356 mm)

ADVANTAGES

Majestic Niagara Slate provides the look of natural slate with these added advantages:

- High impact resistance that provides protection from hail, falling branches, foot traffic, ice and snow damage.
- Majestic Niagara Slate can be installed up to eight times faster than natural stone slate.
- The color in Majestic Niagara Slate has been added during formulation providing for color throughout the product. As with all roofing products, natural weathering will occur.
- EcoStar provides warranties for Majestic Niagara Slate for up to 50 years.

INSTALLATION

Temperature – If tiles have been stored in temperatures below $45^{\circ}F$ ($7^{\circ}C$), they must be restored to a temperature above $45^{\circ}F$ ($7^{\circ}C$) before installation. Ambient temperature should be at least $34^{\circ}F$ ($1^{\circ}C$) and rising.

Substrate – Majestic Niagara Slate should only be installed on a minimum of ½" (13 mm) plywood, minimum 7/16" (11 mm) OSB or minimum ¾" (19 mm) tongue and groove wood decking. Majestic Niagara Slate should not be applied over existing roof materials. Existing roof materials must be removed down to the deck, prior to installation.

Slope – Majestic Niagara Slate is not recommended for slopes less than 3/12 (14°). On roofs less than 6/12 (27°), Majestic Niagara Slate must be installed with a maximum exposure of 9" (229 mm). On roofs 6/12 (27°) or greater, Majestic Niagara Slate may be installed with either a 9" (229 mm) or 10" (254 mm) exposure.

Underlayment – Prior to installation, Glacier Guard™ underlayment should be applied to all rakes, valleys, ridges, hips, eaves and any protrusions. Aqua Guard™ is then applied over the remaining deck surface

Fasteners – Fasteners must be ring shank stainless steel. **EcoStar Fasteners** are available in either hand drive style or pneumatic coil.

Color Variation – All Majestic Niagara Slate tiles come with shade variation. This shade variation may occur differently from pallet to pallet. Application of the product should not begin until all material has been delivered to the project site. Because of this shade variation the applicator must take precautions to ensure that the various shades of the product are properly blended. Tiles must be taken from different pallets and bundles to ensure consistency in application. NOTE: EcoStar will not be responsible for the improper blending and application of the product. Contact EcoStar Customer Service for available factory blended options.

Natural weathering will produce further shade variations, even in tiles appearing to be identical in color when new.

Ventilation – Roof venting should be installed at the same time as the ridge tiles. EcoStar's **EcoVent™** ridge venting is recommended for quality attic ventilation and an improved aesthetic appearance of the EcoStar roof system.

Please refer to the Niagara Slate Installation Guide for specifics of installation.

PRODUCT SPECIFICATIONS

	12" Tiles	14" Tiles				
PRODUCT CHARACTERISTIC						
Length	22" (559 mm)					
Width	12" (305 mm)	14" (356 mm)				
Weight	2 lbs. (0.91 kg)	2.5 lbs. (1.13 kg)				
Thickness	5/8" (16 mr	n) nominal				
PACKAGING INFORMATION)N					
Tiles per bundle	1	0				
Weight per bundle	20 lbs. (9.07 kg)	25 lbs. (11.34 kg)				
Tiles per pallet	60	00				
Weight per pallet	1,200 lbs. (544 kg)	1,500 lbs. (680 kg)				
Linear feet per bundle	10 ft. (3.05 m)	11.67 ft. (3.56 m)				
FORMULATION						
Materials	Thermopla	astic Olefin				
PHYSICAL PROPERTIES (7	Typical)					
Operating Range	-25°F to 200°F	(-32°C to 93°C)				
Tensile (D-412)	1,500 psi (10,342 kpa)					
Water Absorption (D-570)	oy wt.					
APPLICABLE STANDARDS						
UL Listed 790 Fire Resistance	ss C					
UL 2218 Impact	Class 4					

WARRANTIES*

EcoStar warrants this product to be free of defects in workmanship and materials at the time of shipment from EcoStar's factory. EcoStar will at its option either supply new product or refund the purchase price of any product found to be defective hereunder.

EcoStar's limited warranties are the only warranties extended by EcoStar with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. EcoStar specifically disclaims liability for any incidental, consequential, or other damages, including but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.*

The dollar value of EcoStar's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the EcoStar material in question.



*See www.ecostarllc.com for available warranties.

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