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Zoning Neighborhoods and Development  
Committee

RE: Res. No. 230132

July 19, 2023

Dear Committee Member(s),

Please refer to our letter of July 3, 2023 for basic information on our request to use alternative roofing material in lieu of clay tiles.

The HPC requirement for clay tile replacement is seriously problematic in that the same tile has not been made since 1910 and is not available. Replacement tiles which look like the old tiles are now made of synthetic material that come with a 50-year warranty, are recyclable and a significantly more affordable option. This synthetic material cost estimate of \$145,830 does not include a likely cost overrun of at least 10% for any hidden required work.

We are owner-occupants of the property and are not planning to put the house up for sale. The roof needs replacement for reasonable use of the property and hopefully can be done before the winter snow season starts.

We are retirees in our 80's and do not want to incur more debt at this stage of our lives. We understand the value of preserving historic homes, but we are not developers who have easy access to funds and continuing sources of income. We are asking for a modification of the HPC order to allow a substitute material for our roof in order to finalize the proposal and obtain a contract.

Sincerely,

James & Agnes Stearns