

Docket Item # 2
BAR CASE #2011-0327

BAR Meeting
December 7, 2011

ISSUE: Roof Replacement

APPLICANT: American Society of Consultant Pharmacists (Ronald Coleman Jr, Agent)

LOCATION: 1321 Duke Street

ZONE: CD / Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the replacement of the existing slate roof at 1321 Duke Street with EcoStar Majestic Slate in Federal Gray Blend, an artificial slate product manufactured from post-industrial recycled rubber and plastic.

II. HISTORY

The existing 3-1/2 story brick professional office building was constructed in **1985** (the BAR approved BAR Case #85-39 March 3, 1985). The first and second floor steel sash windows are detailed with flat rowlock lintels, while the third floor windows contain arched sashes supported by segmental arches. The existing mansard roof is sheathed in slate, ornamented with pedimented dormers and a flat roof protected by a rubber membrane.

Previous BAR Approvals

BAR Case #86-191 11/5/86 Awning Installation

BAR Case # 87-94 6/10/87 Signage

III. ANALYSIS

The proposed alterations are in compliance with Zoning Ordinance requirements.

The *Design Guidelines* state for 20th century buildings that “in addition to asphalt composition shingles other types of roofing materials were utilized including...rubber membrane...and imitation slate” and that “new and replacement roofs should be made of material appropriate to the period of significance of the structure.” Additionally, the *Roof Materials Policy* adopted by the Board in October 2010 outlines “proposed replacement roofing not in compliance with the Board’s adopted policies...requires review and approval by the BAR” and that “the BAR will evaluate such cases as to the appropriateness of the roofing product on that particular building using the criteria in the *Design Guidelines*.”

As stated above, this building was constructed in 1985 and is a contemporary building within the historic district. Research for the *Roof Materials Policy* adopted October 2010, provided dates when various roofing products began to be commercially available. This research identified that synthetic slate was commercially available in the mid-1980s. While replacement in-kind of original roofing materials is always the preferred option, even on a contemporary building, the *Design Guidelines* do allow for the installation of new roofing materials which are “appropriate to the period of significance”. Contemporary structures contribute to the overall streetscape within the historic district and inappropriate materials and finishes can have a negative impact on a historic district’s integrity. Therefore, it is essential that these new replacement materials are compatible with the existing architectural style of the building and retain the original roof material’s design, color, and texture.

Since this building was built in 1985 and is considered a recent building within the district, Staff reviews exterior finish material replacement only with respect to compatibility with nearby buildings of historic merit and does not suggest that they should be constructed with early building materials. This style of rubberized synthetic slate has been approved by the BAR numerous times in the past on new construction within the district. Following the guidelines set forth in the *Roof Materials Policy*, Staff finds the proposed synthetic

slate roof compatible and stylistically similar in design, texture and color with a traditional slate roof and utilizes a similar installation method. The proposed color of the synthetic slate (Federal Gray Blend) will match the original slate as closely as possible. The proposed synthetic slate will not “replicate” a traditional slate roof, however, in Staff’s opinion it will be an appropriate slate replacement option for this mid-1980s building - the period when synthetic roofing generally became commercially available.

Staff finds the proposed EcoStar Majestic synthetic slate roof to be an appropriate slate roof replacement material and consistent with the *Design Guidelines* and the Board’s *Roof Materials Policy* and recommends that the Board approve the application, as submitted.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)
- C-1 Alterations to the existing structure and/or installation of equipment requires construction/alteration permits. Five sets of architectural quality documents shall accompany the permit applications that fully detail the construction/alteration.
- C-2 Upon submission for a building permit, provide square footage of roof to be replaced and specifications of materials to be used on the roof.

V. IMAGES



Figure 1: Existing Conditions – Slate Roof



Sustainable Roofing



Majestic Slate Traditional



Figure 2: Proposed Artificial Slate product

Majestic Slate Traditional

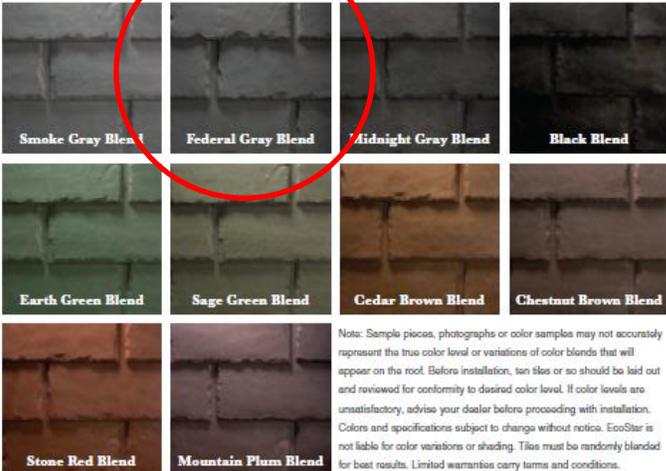


Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetics. The cost of natural slate, as well as its weight, often makes this roofing choice prohibitive. EcoStar LLC, the leading manufacturer of premium steep-slope roofing products, combines historic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate.

Created with recycled rubbers (EPDM) and plastics (TPO), Majestic Slate offers the same look and sustainability of natural slate, but adds significantly less weight to the roof. Easy application keeps the installation costs lower than natural slate, also making Majestic Slate an economical choice. Available in ten colors and two widths, Majestic Slate offers endless possibilities to enhance historic and new construction on both residential and commercial buildings.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Blends



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the 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.

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 PN-000690 ECO-MAJESTIC SLATE CUT SHEETS

Architectural Flexibility

- Both Majestic Slate widths (10" and 12") can be blended together to create texture and depth
- Staggered and offset installations can also enhance roof texture and depth
- Available in ten different color choices
- Natural appearance of real slate roofing
- Enhance historical look in both residential and commercial buildings

Advantages

- Weighs significantly less than natural slate
- Easy application keeps installation costs down

Strength & Durability

- Recycled content provides improved flexibility, providing superior protection from the harshest weather conditions, including wind, hail and driving rain
- Significant life cycle savings

Warranty Coverage

- 50-Year Gold Star Labor & Material Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled rubber and plastics



Technical Information

- Two widths – 10" & 12"
- UL listed Class A fire resistance available (UL 790)
- UL listed Class C fire resistance (UL 790)
- Nail pull through ASTM D3163
- Class 4 impact resistance UL listed (UL 2218)
- Prolonged UV Exposure ASTM G26-95
- 110-mph wind warranty available



42 Edgewood Drive | Holland, NY 14080
 Tel: 800.211.7170 | www.ecostarllc.com

Figure 3: Proposed Color - Artificial Slate Product