

Docket Item # 21
BAR CASE #2007-0143

BAR Meeting
August 1, 2007

ISSUE: Replacement roof

APPLICANT: Benjamin & Nicole Saul by Shiner Roofing, Inc.

LOCATION: 816 S Pitt Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the roof either be repaired or replaced with true slate.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing true slate roof with Lamarite faux slate.

II. HISTORY:

The brick residence at 816 South Pitt Street was constructed in 1942 as part of the Yates Garden subdivision development.

Staff was unable to locate any prior BAR approvals for 816 South Pitt Street.

III. ANALYSIS:

The subject property is zoned RM, residential. The proposed replacement roof complies with Zoning Ordinance requirements.

The *Design Guidelines* recommend that historically appropriate roof materials be used when replacing roofs. The *Guidelines* state that: “[T]he Boards do not consider synthetic slate an appropriate roof replacement material for...historic roof materials” (Roofing Materials – Page 3).

Based upon the Board’s adopted *Design Guidelines*, staff recommends that the existing slate roof either be repaired or replaced with new true slate.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the roof either be repaired or replaced with true slate.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

No comments were received.