

Docket Item #4  
BAR CASE #2006-0200

BAR Meeting  
September 27, 2006

**ISSUE:** Replacement roof  
**APPLICANT:** Lovell Lee  
**LOCATION:** 408 North Alfred Street  
**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends deferral of the application for restudy.

**\*\*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 issuance 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

**ISSUE:**

The applicant is requesting a Certificate of Appropriateness to re-roof the freestanding townhouse at 408 North Alfred Street. It is proposed to replace the existing deteriorated asphalt shingle roof with composition synthetic slate shingles. These shingles are made of resins and limestone formed to replicate slate shingle. No specific color of the synthetic slate has been specified in the application.

**HISTORY:**

The residence at 408 North Alfred Street is a two story, two bay freestanding vernacular Italianate style tending toward Queen Anne style frame townhouse dating from the late 19<sup>th</sup> century. It has had obvious exterior alterations. The original large pane windows have been changed out to multi-pane, it has been sided in yellow simulated wood grain vinyl siding and a brick entry stoop with brick piers and modern style iron railings has been added. The original roofing material has been replaced with asphalt shingles, but the original metal cresting remains.

Staff has located no record of previous B.A.R. review of this property.

**ANALYSIS:**

Proposed re-roofing 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.”

Based upon the Board’s adopted *Design Guidelines*, staff recommends deferral of the proposed material of the new roof for material that is historically appropriate such as actual slate or metal shingles.

**STAFF RECOMMENDATION:**

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction project is required for the proposed project.

Office of Historic Alexandria:

In accordance with BAR guidelines, synthetic slate roofing should not be used as a replacement material. It would be preferable to repair the existing slate.