

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Melissa Sordyl represented by Susan Frei, Agent

LOCATION: Old and Historic Alexandria District
115 Queen Street

ZONE: RM

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for alterations, with the condition that the applicant use the Brava Old World synthetic slate and work with staff to choose a color, size, and profile that most closely matches the existing slate.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2026-00076 - OHAD
115 Queen Street**



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to replace the existing genuine slate roof with either Brava Old World synthetic slate or Certainteed Highland composite shingles.

Site context

The building is bound by Queen Street to the south and neighboring townhouses on all other sides. The roof is visible from Queen Street.

II. HISTORY

The subject property is a three-story brick residential rowhouse on an interior lot located on Queen Street between North Union and Lee streets. The Sanborn Map from 1946 indicates that this block was once agricultural and used for fertilizer storage, consisting of simple structures such as sheds and wood posts. The existing Colonial Revival style building was constructed in 1971 as part of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen, and Oronoco Streets. This area was not included in the Old and Historic Alexandria District until 1984. In 1999, the BAR approved the current garage door, a skylight, and the arched window on the east elevation. In 2000, the BAR approved an attic addition in the rear of the property.

In 2014, the applicant applied for a Certificate of Appropriateness to replace the front roof with gray architectural grade composition shingles. At the time of the hearing, the material of the existing shingles was not known for certain, and the Board approved the application with the condition that the applicant “work with staff to accurately determine the existing roof material, with staff approval of the replacement in compliance with the *BAR Roof Policy*.” The BAR roof policies say that genuine slate roofs must be replaced with genuine slate in a matching color and pattern. Email communication records indicate that staff determined the roofing material to be genuine slate. The associated building permit BLD2015-00129 includes the note “composite roofing not approved”. It appears that the roof was not replaced at the time due to this determination.

Previous BAR Approvals

BAR99-0171	Garage door, arched window, and skylight
BAR2000-00007 & BAR2000-00008	Rear attic addition
BAR2014-00290 & BAR2014-00291	Replace windows

III. ANALYSIS

The applicant requests a Certificate of Appropriateness for alterations to replace the existing genuine slate roof with either Brava Old World synthetic slate or Certainteed Highland composite shingles (Figure 1).



Figure 1. View of the subject property’s roof from Queen Street.

Brava Old World synthetic slate has a 1” profile and comes in a profile that closely matches the appearance of genuine slate. Conversely, while the Certainteed Highland composite shingles come in a similar shape to genuine slate shingles, the profile and appearance does not match genuine slate as closely as the Brava synthetic slate does.

Typically, the *Design Guidelines* encourage original genuine slate to be replaced in-kind. However, due to the pitch of the front roof, the existing slate shingles are not highly visible from the street. As a result, it would be very difficult to tell the difference between genuine and synthetic slate from that perspective. Additionally, the subject property is a Later (1970s-era) building and does not otherwise contain historically significant features. Consequently, staff finds the Brava Old World synthetic slate to be an acceptable replacement for the genuine slate, while the Certainteed Highland composite shingles would be less appropriate. Staff therefore recommends **approval** of the Certificate of Appropriateness for alterations, with the condition that the applicant use the Brava Old World synthetic slate and work with staff to choose a color, size, and profile that most closely matches the existing slate.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed roof replacement will comply with zoning.

Code Administration

No comment.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- *Completed application*

- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – Supplemental Materials

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 115 Queen St _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 065.03-05-50 _____ ZONING: RM _____

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: Melissa A Sordyl _____

Address: _____

City: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect colleague _____

Name: Susan Frei _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Melissa A Sordyl _____

Address: _____

City: _____

Phone: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other roof
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Remove existing slate roofing (1 layer).
Furnish and install lifetime limited manufacturer warranty class A rating Certaineed High
OR Brava Old World Slate 12” width composite slate (have sample) over top of sy
N.B., “new 30 year composite shingles” were originally approved at October 14, 2015

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Melissa A Sordyl

Printed Name: Melissa A Sordyl

Date: 3/16/2026

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Melissa A Sordyl	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 115 Queen St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Melissa A Sordyl	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. n/a		
2. n/a		
3. n/a		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/16/2026
Date

Melissa A Sordyl
Printed Name

Melissa A Sordyl
Signature

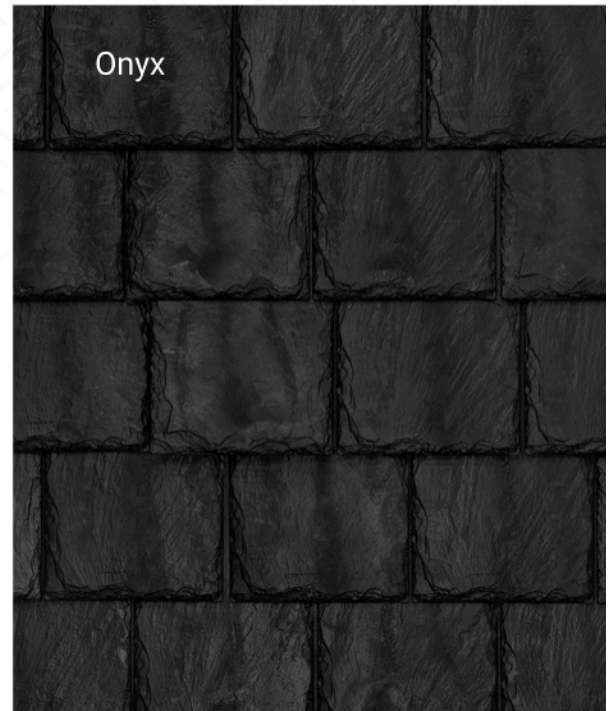
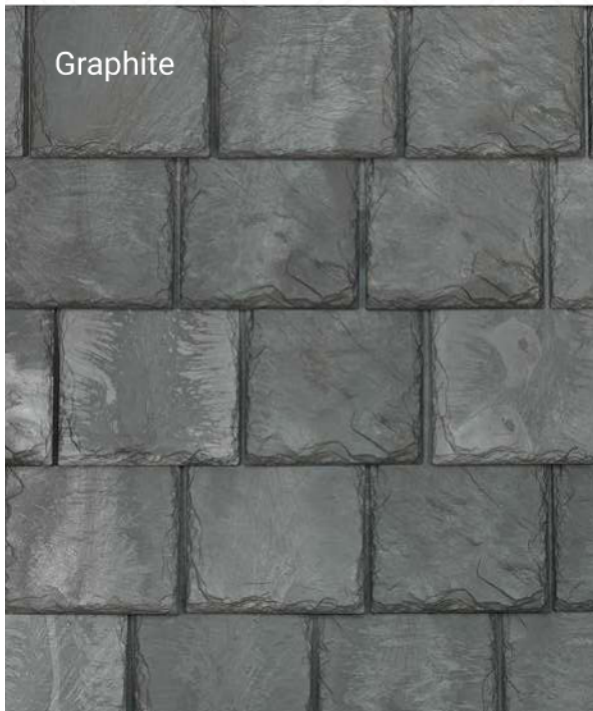
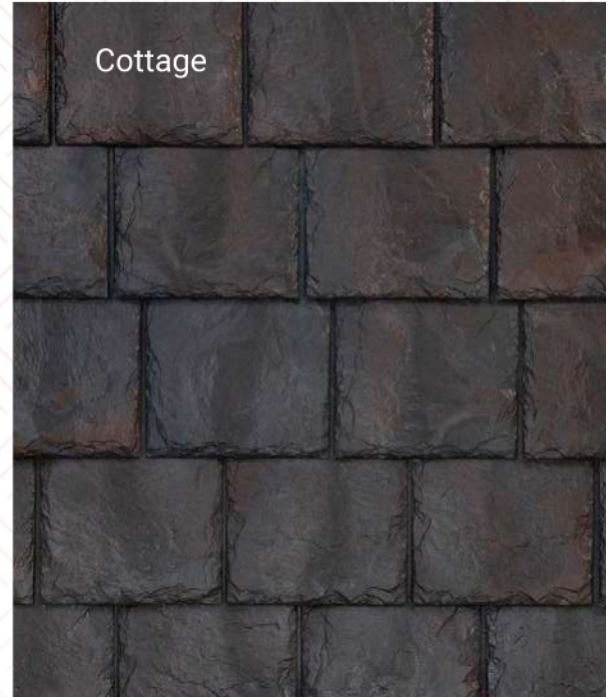
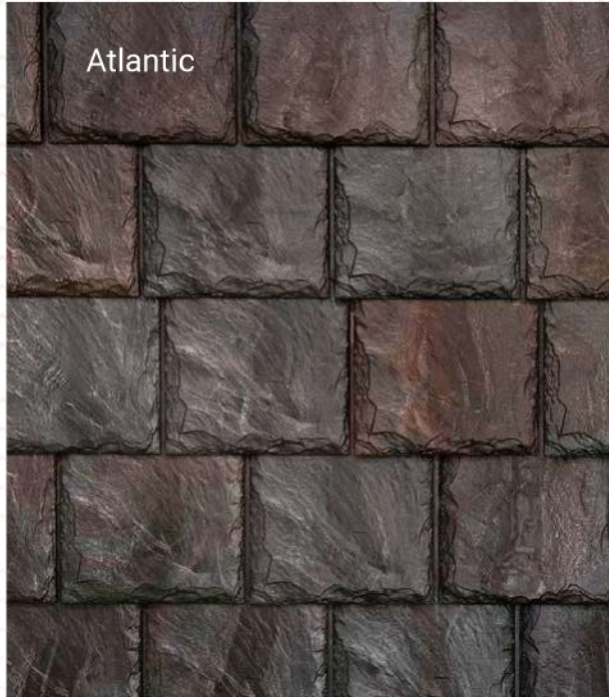
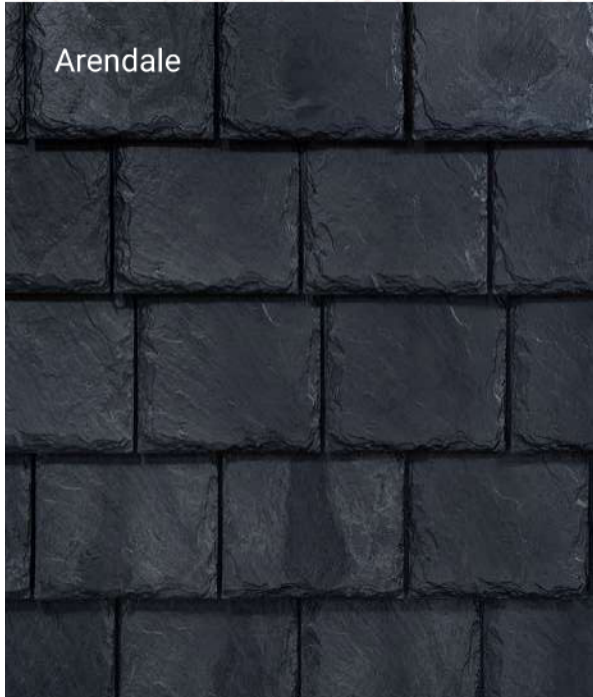


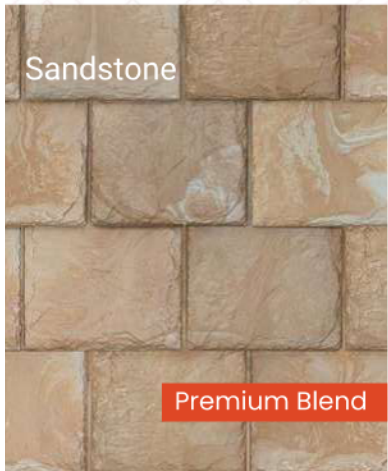


Beautifully Authentic High-Performance Roofing

Slate Roof Tile







Mother Nature Inspired Hues

Standard color line of natural color blends gives an authentic look of natural slate tile.

Premium striking color blends complimenting homes that strive for a luxurious look and feel.

Cool Roof Colors (Title 24 compliant) are perfect for any home looking for the benefits of increased energy efficiency.



VIDEO: See how color changes throughout the day and access high resolution photos. **Scan QR Code.**

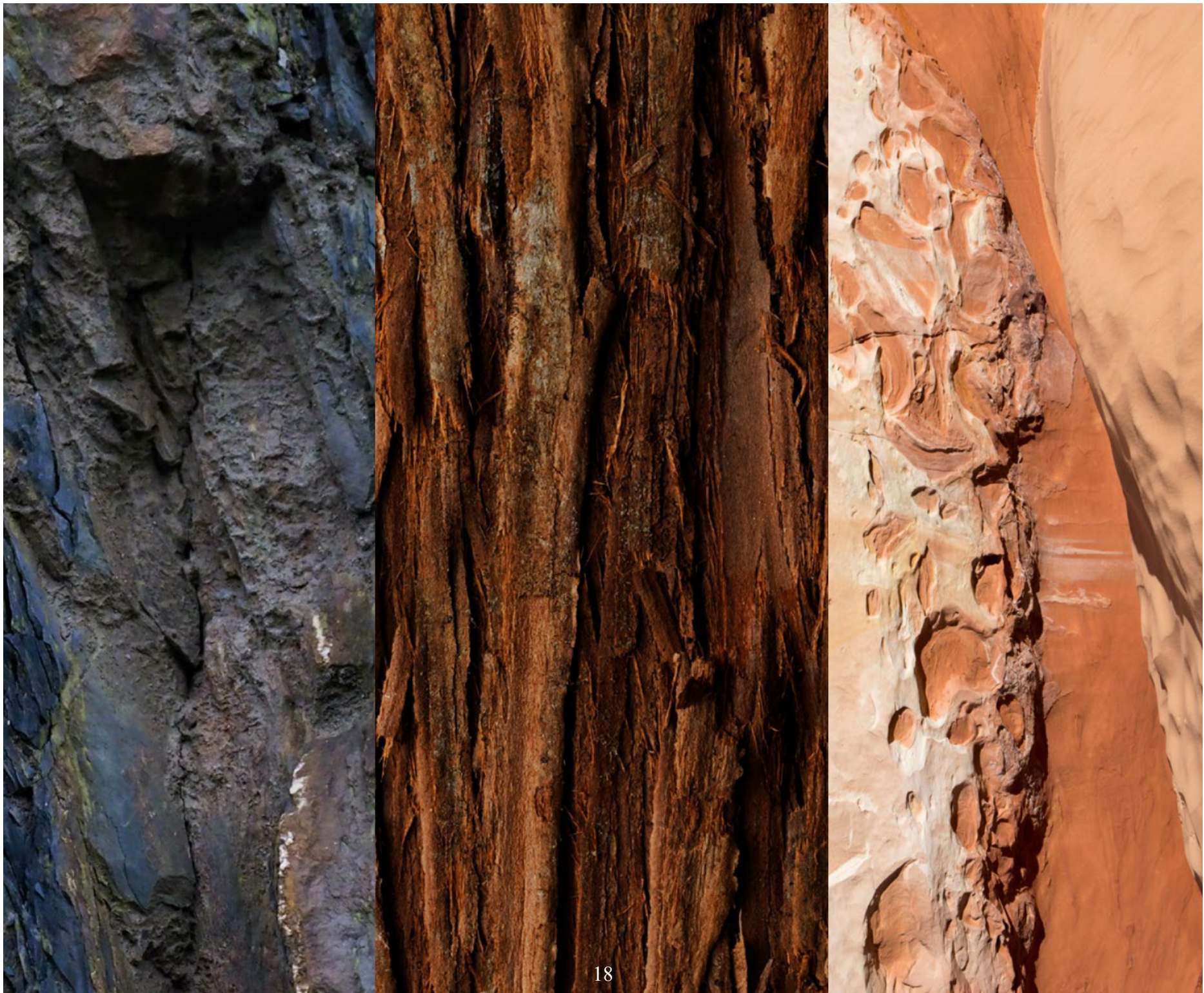


Synthetic Roofing That Delivers Real Value for HOAs

Inspired by Nature, Perfected by Brava.

Homeowner Associations create neighborhoods via homes that look well put together, neat, and inviting. Brava tiles combine the authentic beauty of nature with the unrivaled performance of engineered technology, making them the perfect roofing solution for Homeowner Associations across the nation.

Using our special molding process, we produce roofing tiles that look better and are far stronger than traditional natural materials, enabling them to withstand the elements of wind, rain, hail, and sun beautifully. Brava tiles' unmatched long-term durability and easy maintenance means that homes keep looking great for years, so property values are maintained and homeowners stay happy.





Creating Greater **Curb Appeal.**

It's a well-known fact that property values increase with their appeal, durability, and overall longevity. Creating this kind of curb appeal in communities is important for HOAs, especially when attracting new residents. Brava tiles not only bring better value for homes due to their lasting strength, but also because they offer HOAs roofing options that can be more aesthetically and architecturally pleasing than asphalt shingles, concrete tiles, or slate, shake, or clay tiles.

Protection HOAs Can Count On.

Ensuring a roof is up for the job is not only critical for the property's appearance, but is equally important for protecting the home and valuables from outside forces such as extreme winds, hurricanes, hail, snow, rain, UV impact, and fire. The ultimate shield for protecting any home, Brava tiles are designed to meet the highest standards for wind, fire, and impact, and are UV resistant as well.

Backed by a 50-year warranty, Brava tiles go above and beyond to create roofing that lasts a lifetime. And with the potential for wildfires in dry areas of the United States rising as well as more severe hurricanes along the coastline, the value of a home with Brava roofing tiles is heightened even further.



Class A or Class C fire rating



Class 4 impact resistance rating - the highest hail performance certification recognized in the industry



Miami-Dade approval, providing wind protection in excess of 110 MPH

Guaranteed for 50 Years, Enjoyed for a Lifetime. Perfecting the Look of Your Community.

Creating a cohesive and beautiful-looking community is easy with Brava tiles. Available in a wide variety of styles to fit nearly every type of house, the lightweight design of Brava tiles means they can be installed on any roof without any costly structural modifications or special tools.

Brava tiles have the color, look, and texture of natural materials such as slate, wood, and barrel tiles and can be customized to any color a homeowner desires. Infused with natural minerals, our patented multi-coloring process allows for each tile to have a blend of colors with coloration through the entire tile – mirroring the beauty of nature itself.



Cedar Shake

Get the true-to-life look of hand-split cedar shake with the long-lasting durability of composite material.

Brava Cedar Shake Aspen



Spanish Barrel Tile

The warmth and beauty of traditional clay tile with the benefits of a lightweight synthetic material.

Brava Spanish Barrel Tile Antigua



Old World Slate

The elegance and durability of natural slate with the benefits of composite roof tile, at a fraction of the cost.

Brava Old World Slate Light Arendale

The Eco-Smart Roofing Solution.

More than ever, homeowners today want a house that is ecologically efficient and does not harm the environment in any way. At Brava, we use recycled material to create a beautiful and durable roof that itself is fully recyclable. An eco-friendly solution, Brava avoids depleting natural resources such as quarries for slate or lumber for wood. With Homeowner Associations being environmental managers for their communities, choosing Brava tiles is a smart way to go.



Discover the Lasting Beauty, Style, Durability, and Strength of Brava Roof Tile Today.

- No maintenance
- Vetted and tested by third parties
- Trusted by HOAs nationwide
- 50-year warranty
- Unrivaled authenticity



Contact us at [844.290.4196](tel:844.290.4196) or info@bravarooftile.com to receive your free sample.

[Bravarooftile.com](https://bravarooftile.com)

©2022 BRAVA ROOF TILE

HOA.B.V2.1221

Highland Slate

Designer Roofing Shingles

 certainteed
SAINT-GOBAIN



Highland Slate, shown in Fieldstone





HIGHLAND SLATE® COLOR PALETTE



Smokey Quartz



New England Slate



Fieldstone



When Your Home is Your Castle

HIGHLAND SLATE®

- **Now classified as UL 2218 Class 3 Impact Rated**
- Rugged cut to mimic the craggy profile of natural slate
- Dynamic color options
- 110 mph wind warranty
Upgrade to 130 MPH available



Black Granite



Max Def Weathered Wood



Scan code for more information

Strength with Style

HIGHLAND SLATE®

- Class A fire resistance
- Algae resistant
- 110 mph wind warranty
Upgrade to 130 MPH available
- Lifetime-limited warranty



SPECIFICATIONS

- Single-layer fiber glass-based construction
- Authentic depth and dimension of natural slate

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL certified to meet ASTM D3018, Type 1
- UL 790 Class A
- ASTM E 108 Class A

Wind Resistance:

- UL 2390/ASTM D 6381 Class H
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location

Impact Resistance:

- Certified to meet UL 2218 Class 3



Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranties against manufacturing defects on group owned or commercial applications
- 25-year **StreakFighter**® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind resistant warranty
- Upgrade to 130 MPH available
CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.