

City of Alexandria, Virginia

MEMORANDUM

DATE: September 22, 2016

TO: Chair and Member of the Parker-Gray Board of Architectural Review

FROM: BAR Staff

SUBJECT: Draft Parker-Gray Design Guidelines: Table of Contents and Roof Materials Chapter Sign presentation materials

At the May 25th, 2016 BAR hearing, the Board adopted the Parker-Gray Design Guideline “How-To” and provided feedback on the draft Roof Materials chapter. Staff has integrated the Board’s comments and has also provided a draft Table of Contents for the guideline. Staff looks forward to receiving any additional comments on the Roof Chapter, and direction from the Board for which chapters to develop next.

Staff will also be giving a brief presentation on recent changes to Chapter 9 of the Zoning Ordinance: Signs, Marquees and Awnings. Staff will present additional amendments to Chapter 9, as well as the *Criteria & Standards for Administrative Approval of Signs* in order to make this document consistent with the recent zoning ordinance changes. Please find attached the existing and draft revised *Criteria & Standards* for your review.

ATTACHMENTS

- 1- *Draft Roof Materials Chapter*
- 2- *Draft Table of Contents*
- 3- *Criteria & Standards for Administrative Approval of Signs*
- 4- *Revised (draft) Criteria and Standards for Administrative Approval of Signs*

ROOFING MATERIALS

(DRAINAGE SYSTEMS, SOLAR PANELS, SKYLIGHTS)

PARKER-GRAY DISTRICT
CITY OF ALEXANDRIA

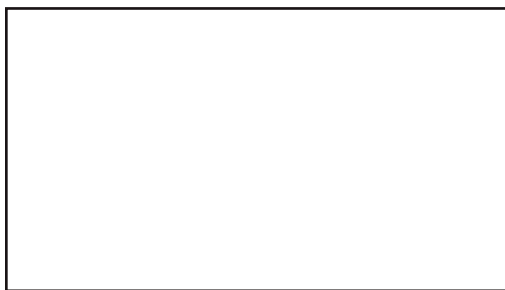
REQUIRED APPROVALS			
YEAR BUILT	FRONT (STREET FACING)	SIDE (NON-STREET FACING)	REAR (NON-STREET FACING)
Pre - 1932	STAFF REVIEW	STAFF REVIEW	STAFF REVIEW
Post - 1931	STAFF REVIEW	STAFF REVIEW	STAFF REVIEW

Replacement of more than 25 square feet of any roofing material visible from a public way requires staff review. Original, or existing, roofing on early buildings which has acquired historic importance over time, must be preserved and repaired whenever possible. When this is not feasible, staff can approve replacement materials that match the original roofing material. Historically appropriate, compatible, and environmentally sustainable materials and practices are encouraged, including living roofs in minimally visible locations. The Board's *Roof Material Policy* will help determine the historically appropriate roof material for your property.

APPROVED MATERIALS FOUND THROUGHOUT THE DISTRICT:



FISHSCALE WOOD SHINGLE
18TH-19TH CENTURY



WOOD SHINGLE
18TH - 19TH CENTURY



SLATE SHINGLE
19TH - 21ST CENTURY



STANDING SEAM METAL
MID 19TH - 21ST CENTURY



STAMPED METAL
LATE 19TH - 20 CENTURY



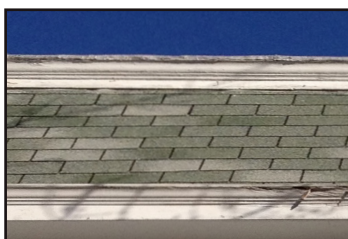
FANCY CUT SLATE
19TH - EARLY 20TH CENTURY



POLYCHROME SLATE
MID 19TH - EARLY 20TH CENTURY



STAMPED METAL SHINGLES
LATE 19TH - 20 CENTURY



3-TAB COMPOSITION
20TH - 21ST CENTURY



ARCHITECTURAL SHINGLES
LATE 20TH CENTURY

GUIDELINES

RECOMMENDED . . .

- Preserve and repair historic roof materials wherever feasible.
- If composite roofing is appropriate, consider architectural grade composition shingles in weathered wood or slate blend colors. 3 tab composition shingles are historically appropriate on some later buildings.
- Use light colors on flat roofs to reduce air conditioning loads on the building and minimize the urban heat island effect.

DISCOURAGED. . .

- Replace genuine slate with synthetic slate.

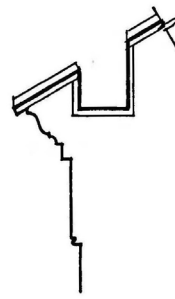
REGARDLESS OF AGE OR LOCATION:

A building permit is required for replacement of over **100 sq. ft. of roof material** in the historic districts, regardless of visibility.

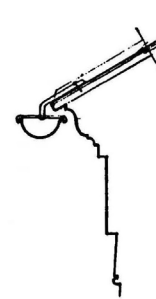
EXAMPLES

Not visible roof area

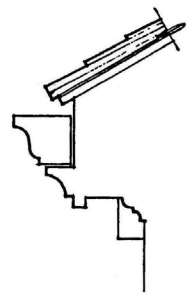
Roof materials can help differentiate between two periods of construction



Built-in gutter



Half-round metal gutter



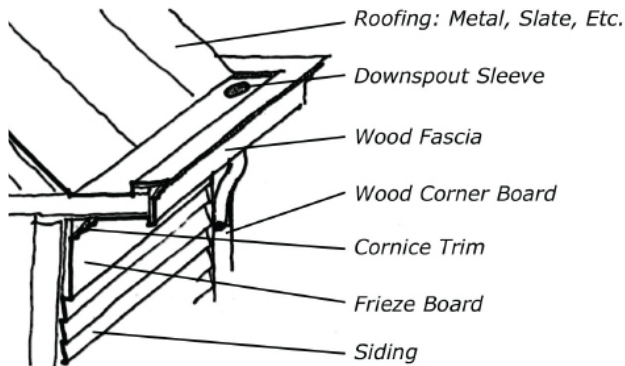
Formed metal ogee gutter

GUTTERS & DOWNSPOUTS

- Gutters and downspouts on street facing elevations require staff review. Non-street facing gutters and downspouts do not require BAR review.
- Metal snow guards do not require review.
- Gutters and downspouts must be metal or wood and painted or factory finished in a color to match the wall or trim.
- K-style or ogee gutters can be used when there is a pre-existing fascia board to which the flat side of an ogee gutter can be easily mounted.
- Half-round gutters hang from the roof bracket and should be used where no fascia board exists.

TRIM & CORNICES

- Replacement trim must be an historically appropriate profile and design and approved by staff.
- Existing early trim must be preserved wherever possible.
- Synthetic or composite trim may be approved by staff in limited locations on the front of early buildings, such as the fascia board behind gutters where wood trim is consistently exposed to moisture.



Fascia, Trim & Gutter Detail

SKYLIGHTS

Skylights that are on a street facing elevation require the approval by the BAR at a public hearing. Staff can administratively approve skylights on the non-street elevations.

- Skylights should be located on the least visually prominent section of the roof.
- Skylights should not disrupt the architectural character of window, dormer or chimney spacing
- Low or flat profile glass skylights are preferred.
- The material should be non-reflective but may be tinted bronze or gray depending on roofing materials.

SOLAR PANELS

Solar panels that are located on the street-facing elevation can be approved administratively by staff. Non-street facing solar panels do not require BAR approval.

- Existing buildings must have the structural capacity to support rooftop solar panels.
- On residential properties, solar panels must meet all the front, rear and sideyard setback requirements of the Zoning Ordinance.
- Roof mounted solar panels should be located on the most visually inconspicuous area of a structure and cannot exceed the established building height limitations in the historic districts.
- Ground mounted solar panels should be screened with low shrubs or other planting materials

SUBMITTAL CHECKLIST

- A survey plat or aerial image indicating the location and extent of proposed roof replacement.
- Photograph showing the current material and physical condition of the roof.
- Specifications, including color selection, for the replacement material.

PARKER-GRAY DISTRICT DESIGN GUIDELINES

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