



Agenda Item #: 3

Project Title: 1320-1322 Spaight St - Exterior Alteration in the Third Lake Ridge Historic District - Replacement of roof shingles (District 6)

Legistar File ID #: 83623

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, Jacob Morrison, and Maurice Taylor
Excused: Ald. Amani Latimer Burris

Summary

Tammy Bieberstein, registering in support and wishing to speak

Bailey provided background information on the project. She explained that staff cannot approve this administratively because the proposed shingle does not meet the historic district standards, so the Landmarks Commission is reviewing the proposal.

Bieberstein said that they want a long-lasting roof that can withstand the weather, and the warranty their contractor would supply for the work was shorter than the warranty for the shingles themselves if she were to use one of the types staff proposed.

Morrison asked why the contractor is saying they can only give a 7-year warranty for the work when the shingles have a 40-year warranty. Bieberstein said they did not know. Kaliszewski said there also seemed to be confusion as to the warranty length versus how long the roof is going to last. Arnesen said that the warranty is provided by manufacturer, and any roofer can have it replaced under warranty.

Morrison said that he wouldn't want to make an exception to the process when there are materials available that meet the standards.

Arnesen suggested the applicant open up their search for other contractors who might be willing to use a different shingle.

Action

A motion was made by Morrison, seconded by Arnesen, to place the project on file without prejudice. The motion passed by voice vote/other.