

**Request for certificate for appropriateness**

**PROPOSAL:**

David Reese, on behalf of BryanLGH, requests a certificate of appropriateness for work at the Sophy Teeters Nurses' Residence, 1650 Lake Street.

**DISCUSSION:**

David Reese and Don Sheets visited with Commissioners on Oct. 21<sup>st</sup> and discussed the project.

The Independence Center at BryanLGH West, the former Sophy Teeters Nurses' Residence, has a slate roof. Recently, slates have been losing their fastening and falling from the roof, raising concerns both for the weather-tightness of the roof and the safety of passers-by. See attached memo from Don Sheets, Facility and Construction Director, to David Reese, VP Clinical and Support Services.

The preservation guidelines for the former Nurses' Residence mention the slate roof among the significant features of the building and require review before significant changes in materials. The specific guideline on the roof, however, specifies only that:

*Roofs: The form of the roof shall not be changed.*

A more general comment on "Repairs in General" encourages attention to the "composition, texture, and appearance" of replacement materials:

*Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.*

It is always regrettable to lose an original, high quality roof. It is encouraging that the hospital is proposing to invest a significant amount in securing the landmark with a new roof. A sample panel of the proposed asphalt roofing was provided at the Commission meeting.

The Commissioners present Oct. 21<sup>st</sup> suggested the project could be found appropriate, given the limited visibility of the historic roof. Considering the substantial cost of the proposed roof, but much greater cost of a new slate roof, the Commission might exercise its option of approving a "Certificate of Exception" on the ground of "hardship."

