



Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	September 28, 2023
<b>Agenda Title:</b>	COA 23-72 – 101 Winchester Street
<b>Requested Action:</b>	Review proposal for the request to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

### **EXECUTIVE SUMMARY**

The applicant is requesting to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles.

**NOTE:** The Architectural Review Board (ARB) met at 101 Winchester Street on June 15, 2023 for a Work Session to discuss the replacement of the smokehouse roof with the proposed synthetic product. The ARB encouraged the applicant to research the proposed product further and agreed to consider its use in this case.

## BACKGROUND

This building was constructed in c.1795/1820 and is in good condition. As a Federal/Adamesque house, it represents a typical early nineteenth-century building within the residential areas of the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



## DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
<b>F. ROOFS</b>		
1. Preserve and repair original roofing materials and designs, especially if the roofing is unusual and lends considerable character to the building (such as irregular or patterned slates, clay tiles, or metal), it should be retained, repaired, or replaced in kind to match its appearance.	3.30	The existing cedar shingle roofing is not original to the smokehouse.

Historic District Guideline	Page No.	Analysis
2. Preserve and retain roofs and their functional features that are important in defining the overall historic character of the building. This includes the roof's shape; decorative features such as cresting and chimneys; and roofing materials such as slate, clay tile, and metal; as well as its size, color, and patterning.	<b>3.30</b>	The proposed new roof will not alter the original roof shape. There are no decorative features attributed to the smokehouse roof. The pattern of the synthetic slate tiles will remain the same as what currently exists.
4. Roofing Materials: Preserve and maintain clay tile, slate, and metal roofs. If total replacement is warranted, then in-kind replacement is preferred. However, alternative materials will be considered on a case-by-case basis.	<b>3.31</b>	The proposed new material is F-Wave REVIA Classic Slate Synthetic Shingles, which has been utilized on several buildings throughout the Historic District.
10. When a roof covering is deteriorated beyond repair, the new roofing should match the original in material, dimension, composition, texture, pattern, design, and details. If the existing material is not available, the material utilized should match as closely as possible.	<b>3.31</b>	The existing cedar shingles are deteriorated beyond repair. The applicant intends to replace in-full with F-Wave REVIA Classic Slate Synthetic Shingles, which has been utilized on several buildings throughout the Historic District. This will allow for cost efficiency and the product has proven to have a greater life-span than the pre-existing, non-historic cedar shingles. The new slate tiles will be laid in the same pattern as the existing roof.

## STAFF RECOMMENDATION

Staff recommends approval of the request to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles, provided the following conditions are met:

- 1) All necessary permits are acquired.

## **ATTACHMENTS**

---

1. Attachment 1 – Photos and Plans
2. Attachment 2 – Draft Motion Sheet