



Community Development
Department

STAFF REPORT

Meeting Date:	April 25, 2024
Agenda Title:	COA 24-13 – 102 Winchester Street
Requested Action:	Review request to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation.

- 1) Existing roof is clad in 3-tab architectural shingles that have reached the end of their useful life.
- 2) Applicant proposes to replace the shingles with F-Wave REVIA Classic Slate Synthetic Shingles.

BACKGROUND

This building was constructed in c. 1900 and is in good condition. As a Folk Victorian house, it represents a typical turn of the twentieth 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
F. ROOFS		
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 Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As a secondary roof that provides coverage to a basement entryway, this roof is non-historic and does not lend any considerable character to the building.
3. Roof Shape: Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.	3.30	Applicant will be retaining the existing roof line and orientation.
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.	3.31	The Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As such, the ARB may consider alternative materials, including the proposed F-Wave REVIA Classic Slate Synthetic Shingles.
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.	3.31	The Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As such, the ARB may consider alternative materials, including the proposed F-Wave REVIA Classic Slate Synthetic Shingles, per Item #4 above. Additionally, this is a non-historic, secondary roof that provides coverage to a basement entryway and not a primary roofline.

STAFF RECOMMENDATION

Staff recommends approval of the request to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation, with the proposed F-Wave REVIA Classic Slate Synthetic Shingles, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.
- 3) Any areas where the exposed roof elements are deteriorated beyond repair should be replaced in-kind at the time of the new roof installation. This shall include the eaves, soffits, cornices, and fascia boards. Replacement of these elements shall remove only deteriorated portions and replicate the material, composition, texture, profile, shape, design, and craftsmanship in kind, then reapply a protective finish of paint.

ATTACHMENTS

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