



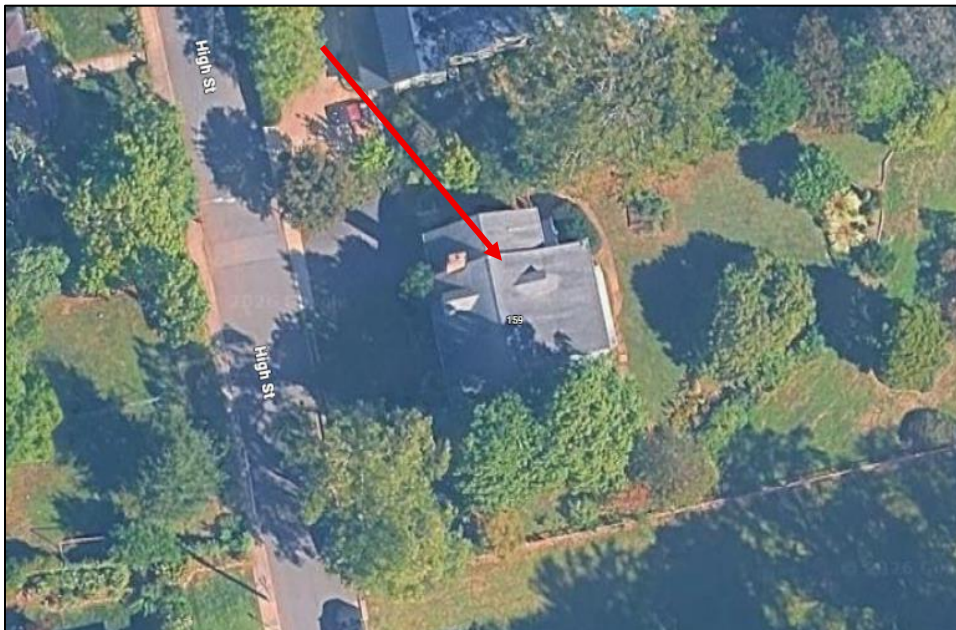
Community Development
Department

STAFF REPORT

Meeting Date:	September 24, 2026
Agenda Title:	COA 26-46 159 High Street
Requested Action:	Proposed Roof and Siding Replacements, Exterior Alterations
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Perseveration Planner

EXECUTIVE SUMMARY

The applicant previously had a Work Session with Staff and Chair Beidler on August 21, 2026, to discuss the proposed project, which includes the replacement of exterior Masonite siding with hardi plank and the recladding of the roof with new asphalt shingles, as well as façade alterations such as the removal of decorative shutters, the replacement of existing exterior lanterns, and the addition of new moldings/pilasters around the central entry. Although common to Minimal Traditional and Cape Cod style residences from the mid-twentieth century, the non-operational wood shutters are not a significant characteristic so their removal will not impact the overall integrity of the resource. Additionally, the application of simple wood pilasters and a flat crosshead above the entry would be a sympathetic alteration to the historic type and style while adding architectural interest to the facade. The stone and concrete stoop will also be repaired. The applicant has proposed polyurethane trim work and pilasters around the entry but real wooden products would be preferred.





Current Façade



Proposed Façade (AI Rendering- Not to Scale)

BACKGROUND

The one-and-a-half story Cape Cod Cottage at 159 High Street was constructed in 1966 for Mr. and Mrs. Tom Frost by architect Washington Reed. Mr. Frost owned the Ford dealership in Warrenton during the 1950s-1960s, held membership in the VA House of Delegates, and served as President of the VA chapter for the American Automobile Association (AAA). A wing of the Fauquier County Hospital is named for Mr. Frost, was passed in 1969. The house remained in the Frost family until the 1990s.

The Cape Cod Cottage has rectangular form on a continuous concrete block foundation and a side-gable roof framed by two gabled dormers. The three-bay façade faces southwest with a central entry and paired sash windows. A massed exterior end brick chimney rises between the northwest elevation and the one-car garage which extends under a secondary gable roof. The Masonite siding is discontinued, making an in-kind replacement costly, if possible. The Masonite siding is not original to the house and likely replaced original wood or aluminum siding in the 1980s. The sash windows appear to be circa 2000.

This property is used as an example for Minimal Traditional style architecture in our HD Guidelines.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	
1. Guidelines for Maintenance Activities		
D. Painting and Finishes		
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.	3.5	
3. Building Components		
A4. Foundations & Walls : Trim, Decoration, & Siding		
1. Identify, preserve, and retain all original features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.	3.19	
4. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiber cement siding that is historically appropriate in texture and profile, is used in limited applications, and is applied on non-primary facades. Alternate materials may be considered if there are inherent flaws in the original materials, and/or if code requirements prompt a change.	3.19	
B. Windows & Doors		
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	
E. Entrances & Porches		

1. Preserve and retain entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, flooring, columns, railing, brackets, modillions, dentils, cornice, and pediments.	3.28	
3. Replace in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically feasible, then compatible substitute material may be considered. Do not replace an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.	3.28	

STAFF RECOMMENDATION

Staff recommends approval for the proposed exterior alterations as they do not negatively impact on the overall integrity of the resource and fit within the typical appearance for mid-20th century Cape Cod style cottage dwellings. The following conditions for approval are recommended:

1. All required permits are acquired; and
2. Although color choice is not enforced within the district, maintaining a high contrast between siding and trim color is an important facet of the overall style; and
3. In lieu of polymer products, real wooden pilasters and trim work should be utilized for the new entry detailing; and
4. The overall simplicity in form and style of the historic resource should be maintained because the property serves as an example for Minimal Traditional architecture within the historic district; and
5. Any further design changes beyond the scope presented in the application may require a new COA and additional review.

ATTACHMENTS

1. Attachment A- Photos and Plans
2. Attachment B- Draft Motion Sheet