



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
TELEPHONE (540) 347-1101
FAX (540) 349-2414

ARCHITECTURAL REVIEW BOARD

Staff Report COA 2023-8

February 23, 2023

Owner/Applicant: 3 Speed LLC/ Tina Mills

Property: 19 Main Street

GPIN: 6984-43-0851-000

Request: Remove existing metal roof and install new 26-gauge metal roof

Present Use: Retail

Zoning: CBD – Central Business District

**Adjacent Property
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial Retail
South:	PSP	Government Buildings/Courthouses
East:	CBD	Government Buildings/Commercial Retail
West:	CBD	Commercial Retail

Proposal:

The applicant is proposing to remove the existing metal roof on two areas of the building and replace with a 26-gauge Englert metal roof in a medium bronze color to match the existing highest level roof line. The approximate areas of the replacement are 30'x41' and 30'x11'. The applicant is proposing a pre-painted (baked in) color with approximately 21" panels between a 1" standing seam that will be machine crimped on-site

Historic and Architectural Significance:

19 Main Street was constructed by 1886 according to the Sanborn map but is likely to have been constructed c.1825. Further research is necessary to determine actual build date. The building is an excellent example of a Federal style commercial building and represents the mid-nineteenth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the 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.

Historic District Guidelines Considerations:

Historic District Guidelines	Analysis
Guidelines for 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.	The existing silver metal roofing is proposed to be replaced with a 26 gauge bronze metal to match the existing metal on the main roof.
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.	The color of metal chosen for the roofing will match the existing color on the main roof of the structure. The roofing shape and panel size is not changing.
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.	The roofing is being replaced with a bronze metal.
9. New Roofs: Replace and recreate roofing in-kind if missing or damaged beyond repair. Replace with historically appropriate materials whenever possible.	The roofing is peeling and in need of replacement. The replacement is historically appropriate and will be cohesive with the existing main roof.
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.	See above.

Staff Review:

Standing seam metal roofs are very common in the historic district and seen consistently throughout Main Street. The current roofing system has two separate roofing colors, and the lower roofs will require replacement due to age and storm damage. Replacing the lower roofs to match the existing main roof in color and design will create a cohesive look and would be beneficial for the visual impact of the streetscape.

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.
2. Roof shall be standing seam metal no thicker than 26 gauge.
3. Roof shall have a matte finish.
4. Standing seams shall be no greater than 1 ½" in height.
5. Standing seams shall be hand or machine crimped on site.