Recommendation:

THAT Recommendation I contained within Report # S 39/2017 be replaced with the following:

1. THAT a Heritage Alteration Permit for replacement of the concrete-tile roof with CertainTeed (Saint-Gobain) brand of Grand Manor Shingles in either the Georgian Brick or Terra Cotta colours, as described in the March 16, 2017 memo from The Heritage Planner, at the Robinson-Beaudet House, 908 Dawson Road, BE GRANTED;

Background:

Since the finalization of Report #S 39/2017, the owners of the property have continued the discussion on suitable roof replacement materials with the Heritage Planner and with suppliers to consider more options for their roof replacement. The specialized out-of-town heritage rehabilitation contractors (referred to in the report) has estimated the cost of the concrete tile roof repair or rebuild to be around $60,000 — the cost for which the owner has indicated is not a financially viable option. After further discussions, the owners are now proposing the roof material be changed to Asphalt shingles instead of a metal roof material described in Report S 39/2017.

Discussion:

The owner’s new request is to replace the tile roof with the CertainTeed (Saint-Gobain) brand of Grand Manor Shingles. The Grand Manor series consists of two full-size, one-piece fibre glass base shingles with randomly applied tabs and said to be designed to replicate the depth and dimension of natural slate. The owners are proposing to select the “Georgian Brick” colour for their roof replacement (sample photo below). The Heritage Planner has also determined that the “Terra Cotta” colour is an acceptable colour for the roof replacement.
The Grand Manor-Georgian Brick or Terra Cotta shingles are more similar in texture and colour to the original concrete-tile roofing than the metal roofing previously proposed. The asphalt shingles do not have the interlocking vertical pattern of the original concrete tile.

Conclusion:

The proposed asphalt shingle material uses a colour similar to the original concrete-tile roof and previously proposed metal roof replacement. While not the preferred material, the pattern of the asphalt shingles is a closer match to the original roof.

For
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