



Community Development
Department

STAFF REPORT

Meeting Date:	January 23, 2025
Agenda Title:	COA 24-71 52 Main Street
Requested Action:	Review proposal for the request to install a standing-seam metal clad shed roof awning spanning the length of the building façade & to replace wood panels over doorways with glass transom.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

***NOTE:**

This COA was pre-approved by the ARB on December 17, 2024 with conditions. Please see Pre-Approval Letter.

The applicant is proposing to install a standing-seam metal clad shed roof awning spanning the length of the building façade (52') at 52 Main Street (This n' That Amish Outlet).

- The awning will be fixed to the exterior utilizing 2" x 6" wood ledgers and metal fasteners and will extend 2' from the façade.

The applicant is also proposing to remove the existing wood panels over the doorways and to replace those sections with a glass transom, retaining the same size and shape.

The COA also includes cyclical maintenance work items as follows:

- A) Replace in-kind deteriorated wooden panels and trim on exterior; and
- B) Repainting and re-stucco as needed.

Per Articles 3-5.3.4.1 and 3-5.3.4.2, respectively, of the Zoning Ordinance, work items A & B are considered as "minor actions and/or unsubstantial alterations" and are therefore exempt from ARB review under the following articles:

3-5.3.4.1: "Certain Minor Actions Exempted From Review By The Architectural Review Board. Certain minor actions which are deemed not to have permanent effects upon the character of the historic district are exempted from review for architectural compatibility by the Architectural Review Board. Such actions shall include the

following and any similar actions which in the written opinion of the Zoning Administrator will have no more effect on the character of the district than those listed:

1. Repainting resulting in the same or in a different color. (Original painting of masonry surfaces is not exempted from review.)

3-5.3.4.2: "Unsubstantial Alterations" shall include:

1. Work done to prevent deterioration or to replace parts of a structure with similar materials in order to correct any deterioration, decay of, or damage to any structure or on any part thereof, or
2. To restore same as nearly as practical to its condition prior to such deterioration, decay, or damage.
3. Those minor actions exempted from review by Section 3-5.3.4.1.

BACKGROUND

This building was constructed after to 1931 based on the Sanborn map. The building is an example of a large, two-part block commercial building and represents the mid to late twentieth-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.





DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
C. AWNINGS		

Historic District Guideline	Page No.	Analysis
<ul style="list-style-type: none"> • Sloped, shed-type fabric awnings obscure fewer building elements so are most appropriate for commercial and most residential buildings. Plastics, synthetics, and aluminum are inappropriate materials and are discouraged. Awnings should correspond to the opening size and shape, and frames should always be fastened to the building in the least harmful manner and into the mortar joints or existing holes of former awnings or attachments. Fabric colors should complement the building colors 	3.24	<p>Current material proposed for awning is standing seam metal.</p> <p>Awning dimensions currently correspond to the opening size and shape of the building façade.</p> <p>Awning framing will be attached to the building's exterior via a wood ledger and metal fasteners, which can be conditioned to be installed in the mortar joints only. This will allow for easy removal in the future without leaving any noticeable trace of the installation.</p>
<ul style="list-style-type: none"> • Bow awnings are discouraged. Awnings may be fixed or retractable, but the latter is preferred. Operable or retractable awnings provide seasonal flexibility by screening the hot summer sun, provide a sheltered space in front of display windows in rainy weather, and when rolled up admit more interior light. 	3.24	<p>Proposed awning is fixed.</p>
<ul style="list-style-type: none"> • Fixed awnings are supported by a rigid steel frame with the awning fabric secured to the framework. Such awnings often have integral side panels, producing a greater degree of enclosure and protection for the storefront. Because of their continual exposure to weather, fixed awning fabrics usually have shorter life spans 	3.24	<p>Awning framing will be attached to the building's exterior via a wood ledger and metal fasteners, which can be conditioned to be installed in the mortar joints only. This will allow for easy removal in the future without leaving any noticeable trace of the installation.</p> <p>As proposed, Applicant will install metal roofing on awning, not fabric, adding to longevity.</p>
The awning should extend between one-third and one-half of the height of the sash and project no more than three feet.	3.24	Awning will extend 2' from building façade, which meets the guideline.
2. Design new awnings to be compatible with the historic building.	3.25	Awning shall be compatible with the historic building.

Historic District Guideline	Page No.	Analysis
3. Awnings should generally be located directly below the storefront cornice or sign panel and extend over the transom and display windows. They should correspond to the opening's size and shape. If the display windows are very tall, or if a sign is present on the transom panel, an awning may be mounted directly below the transom provided that all portions clear the sidewalk by a required eight- (8-) foot minimum	3.25	<p>Awning is currently located below the storefront cornice and primary façade windows and above the transom and display windows.</p> <p>Awning will be 52' in length (length of façade)</p> <p>Awning must clear sidewalk by minimum of 8'.</p>
4. The awning should be slightly wider than the width of the display windows but should not obscure the piers or other significant features of the facade. Projection over the sidewalk should range from four (4) to seven (7) feet and be proportioned so that the slope of the awning is between fifteen (15) and (45) degrees. Valances on the front and sides are usually eight (8) to twelve (12) inches high and may serve as a sign panel (see visual on page 3.26)	3.25	Awning will be 52' in length (length of façade) and project 2' from façade.
<p>NOT historically appropriate:</p> <p>a. Installing an internally-illuminated awning. Do not use awning materials without proven durability or that have a gloss finish. Do not install metal awnings unless historically appropriate. Plastics and synthetics are inappropriate materials in the historic district and are not allowed. Boxed awnings are discouraged. Never install a flat awning because water and debris back up into the building.</p>	3.25	<p>Current roofing for awning is standing seam metal. While not considered appropriate, there are fixed, standing seam metal and metal/aluminum awnings in the Historic District. Some examples are as follows, some "modern," some historic:</p> <p>32 Main Street 29-33 Culpeper Street 64 Main Street 78 W. Lee Street</p>
b. Covering character-defining features such as lintels, pediments, hoods, or quoins	3.25	As proposed, awning is not covering character-defining features.
D. STOREFRONTS		

Historic District Guideline	Page No.	Analysis
1. Preserve and repair historic-age storefronts, including window trim, glass, lintels, sills, architraves, shutters, cornices, pediments, hoods, steps, and all hardware. Owners of buildings with storefronts that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.	3.27	Applicant is proposing to remove existing wooden panels above each doorway and replace with glass panes to create a transom.
5. Recreate storefronts by matching the original proportions, sizes, scale, color, and materials of the original, documented storefront. Do not alter the commercial character of the storefront by substantially reducing or enlarging the area of glass in the storefront.	3.27	Applicant is not proposing to change dimensions of storefront.
NOT historically appropriate: <ul style="list-style-type: none"> a. Altering the size and shape of a storefront opening or display windows. Do not remove or enclose a transom. b. Using reflective, opaque, or tinted glass except on the transom, when historically appropriate. 	3.27	Applicant is proposing to re-open previously enclosed transoms and replace them with appropriate glass panes. Transom glass panes will be clear.

STAFF RECOMMENDATION

Staff recommends approval of the request to install a fixed awning, clad in standing-seam metal and spanning the width of the building façade at 52-54 Main Street, and to remove the existing wood panels enclosing the transoms above the doorways and to replace them with glass panes, all as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Awning frames must be fastened to the building in the least harmful manner and into the mortar joints only, so if removed in the future, no damage to the existing storefront will be present.
- 3) All awning portions shall clear the sidewalk by a required eight- (8-) foot minimum, per the Zoning Ordinance requirements.

ATTACHMENTS

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