



Community Development Department

December 17, 2024

Mr. Steve Payne  
7384 Awsley Lane  
The Plains, VA 20198

**Re: Architectural Review Board Pre-Approval for Certificate of Appropriateness 2024-71: 52 Main Street**

Dear Mr. Payne:

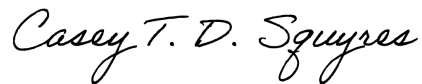
Thank you for submitting an application for a Certificate of Appropriateness (COA), required for properties within the Warrenton Historic District. Following **unofficial** Architectural Review Board (ARB) review of your application, we have determined that the request to 1) install a fixed awning, clad in standing-seam metal and spanning the width of the building façade and 2) to remove the existing wood panels enclosing the transoms above the doorways and to replace them with glass panes, as described and depicted within the submission, at **52 Main Street** meets the criteria for approval of alterations, provided the following conditions are met:

1. All necessary permits are acquired; and
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; and
3. All awning portions shall clear the sidewalk by a required eight- (8-) foot minimum, per the Zoning Ordinance requirements; and
4. Pre-finished standing seam metal roof shall be no thicker than 26-gauge, prefinished metal of a color approved by the staff, with field crimped seams not taller than 1 1/2" tall and equal pan widths across the continuous roof, of a width between 16 and 17 inches, as required for equal spacing based on the actual overall length of the roof; and
5. The overall length of the new awning roof shall not exceed the overall storefront width; and
6. The ends of the new roof shall be closed, with trims and detail to complement the trims and detailing on the storefront, with 1 x frames and cove panel moldings; and
7. There will be no integrated lighting nor signage with-in or upon the new awning roof; and
8. The underside of the new roof shall be painted, solid wood "beaded porch ceiling" or approved material, and shall not be seamed "sheet goods" material pieced together with visible seams.

Please note that this is an unofficial ARB pre-approval subject to denial if any work is determined to be inappropriate at the time of the official ruling. ARB pre-approvals are typically only considered in events of an emergency and/or matters that present a direct risk to public safety or health. Please be aware that your COA is subject to public hearing and conditions may be added in response; proceed with the abovementioned project at your own risk.

Additionally, you will receive a notification from OpenGov prompting you to pay any necessary fees associated with all applications and permits. If any work to be conducted at the site will deviate from the proposal in any way, additional ARB review may be required. If you have any additional questions or concerns please feel free to contact me at 540-347-1101 ext. 143.

Sincerely,

A handwritten signature in black ink that reads "Casey T. D. Squyres". The signature is written in a cursive, flowing style.

Casey Squyres  
Historic Preservation Planner  
Town of Warrenton  
Planning and Community Development Department