



Community Development
Department

STAFF REPORT

Meeting Date:	September 28, 2023
Agenda Title:	COA 23-66 – 92 Winchester Street
Requested Action:	Review proposal for the installation of a new paneled, metal fire door (approximately 40"-60" in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing the following:

- 1) To cut an approximately 40"-60" wide gap within the extant ca. 1930s brick wall at the ground floor beneath the rear wooden decking for the purpose of installing one-to-two new doors.
- 2) The door(s) is proposed to be a paneled, metal fire door with no glass or window openings.
- 3) The purpose of the door installation is to allow for egress from a new mechanical room.
- 4) The rear decking will be shielded with lattice-work and the new door will not be visible.

***NOTE:** On April 27, 2023, the Architectural Review Board voted 4-1 to deny the Certificate of Appropriateness 23-19 for a within the brick wall beneath the rear decking and subsequent regrading at 92 Winchester Street for the following reasons:

1. Applicant did not provide sufficient information and there are several concerns regarding the following: water run-off impacts are unclear, how will the decking be supported, the areaway in relationship to the existing decking is not clear
2. Information is required to confirm extent of regrading and ground disturbance.
3. Information is required to confirm the design/style and dimensions of the proposed door.
4. Information is required to confirm the installation of any hardscape features and how they will be installed and with what materials and dimensions.

The applicant has since provided additional information.

BACKGROUND

This building was constructed in c.1900 and is in fair condition. As a Folk Victorian house, it represents a typical turn of the twentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the residential 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
B. Windows and Doors		
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The proposed new door is located in an obscure location at the rear of the building and will not be visible.
8. Construct a new door or window when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a new design that is compatible with the size, scale, material, and color of the historic building. New windows and doors should also be compatible with the historic character and use of the building.	3.21	The proposed new door is located in an obscure location at the rear of the building and will not be visible.

Historic District Guideline	Page No.	Analysis
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.	3.21	The proposed new door is located in an obscure location at the rear of the building and will not be visible. The door proposed is a paneled, metal fire door without windows that will measure between 40"-60" in width.

STAFF RECOMMENDATION

Staff recommends approval of the request to install a new paneled, metal fire door (approximately 40"-60" in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room, provided the following conditions are met:

- 1) All necessary permits are acquired.

ATTACHMENTS

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