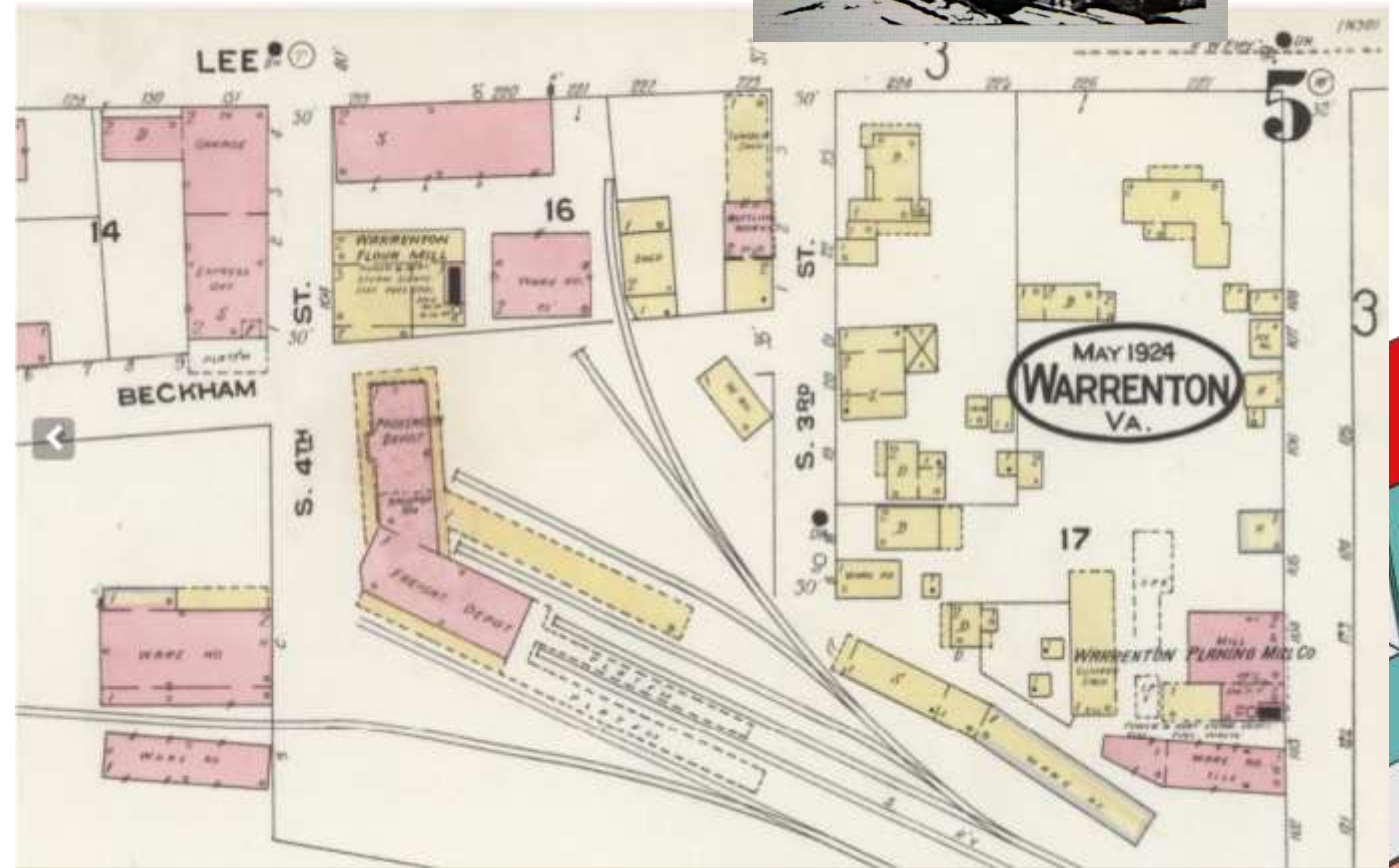


THE WARRENTON PLANING MILL



WARRENTON PLANING MILL COMPANY

- Established in 1896, the 1903 Sanborn Map depict the original building that burned in 1913
- Current building built between 1913 and 1915 (map on this page is 1924)
- The address was described as Yard Next to Depot Square
- The front of the building is now accessed from the yard the back was on 2nd street, since renamed 5th St.
- Up hill addition approximate 1950's



ESTABLISHED WARRENTON PLANING MILL CO

Manufacturing and sales 1896-1961

- Warrenton Lumber company / Wilson Brothers Lumber. 1961-1981
- Wainwright Complete building Supply Company
- J.E. Porter Custom Woodwork shop and workshop
- Barry Dixon storage 2006-2010
- William Woodward Art School 2010-2016 classes and studio
- Little Pincushion Studio 2016-2020 classes
- Jonathan Caron Construction 2020-2025



ADVERTISING IN EARLY PAPERS

LOOK US UP!

There is no Trouble to Build a New House or repair an old one

If you know where to buy your material. Consult Warrenton Planing Mill Co. They know how to supply you in price, quality and prompt delivery. We carry a full line of rough and dressed lumber—Laths, Sash, Doors, Blinds, Brick, Sand, Cement, Adamant, Plaster, Glass, Putty, and Building Paper and Builders' Hardware, Window and Door Frames, Mouldings of all kinds. Our shop is first-class, second to none. All orders will receive our prompt personal attention. Let us give you an estimate and convince you what we say.

WARRENTON PLANING MILL CO., WARRENTON, VA.



Cement, Sand and Gravel
Mill Work of all Kinds

Warrenton Planing Mill Co.

Near Depot



All the Mill
Work in this
building furnished by the

Warrenton Planing Mill Co.

Near Depot

WARRENTON, VA.

WARRENTON
PLANING MILL CO.
INCORPORATED
Specializing in Mill
Work of all Kinds



Can Furnish Builders
With All Materials

ANY QUANTITY SHIP-
MENT... COMPLETE
STOCKS AND EX-
PERIENCED MEN
IN EVERY DEPART-
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MANY SPECIALTIES FOR
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CALL OR WRITE
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Lumber
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Doors
Blinds
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R. E. MENEFFEE, Mgr.

Yard Next to Depot Square

WARRENTON, VIRGINIA

MILLWORK

Of all Kinds.

Warrenton Planing Mill Co.

Near Depot

WARRENTON, VA.

WARRENTON PLANING MILL / WILLSON BROTHERS



5



Above - early 1970's - Building supply retail store and warehouse.

Note the windows on either side of the federal style door, two tone paint brick street level vs second floor. The sidewalk was wider then it is today.

Left - 2025 before planed renovation

OVERVIEW

Replace existing covered back porch/deck and stairs.

Replace all windows on the 5th St. façade

Replace doors for address 74

Reinstall sliding doors.

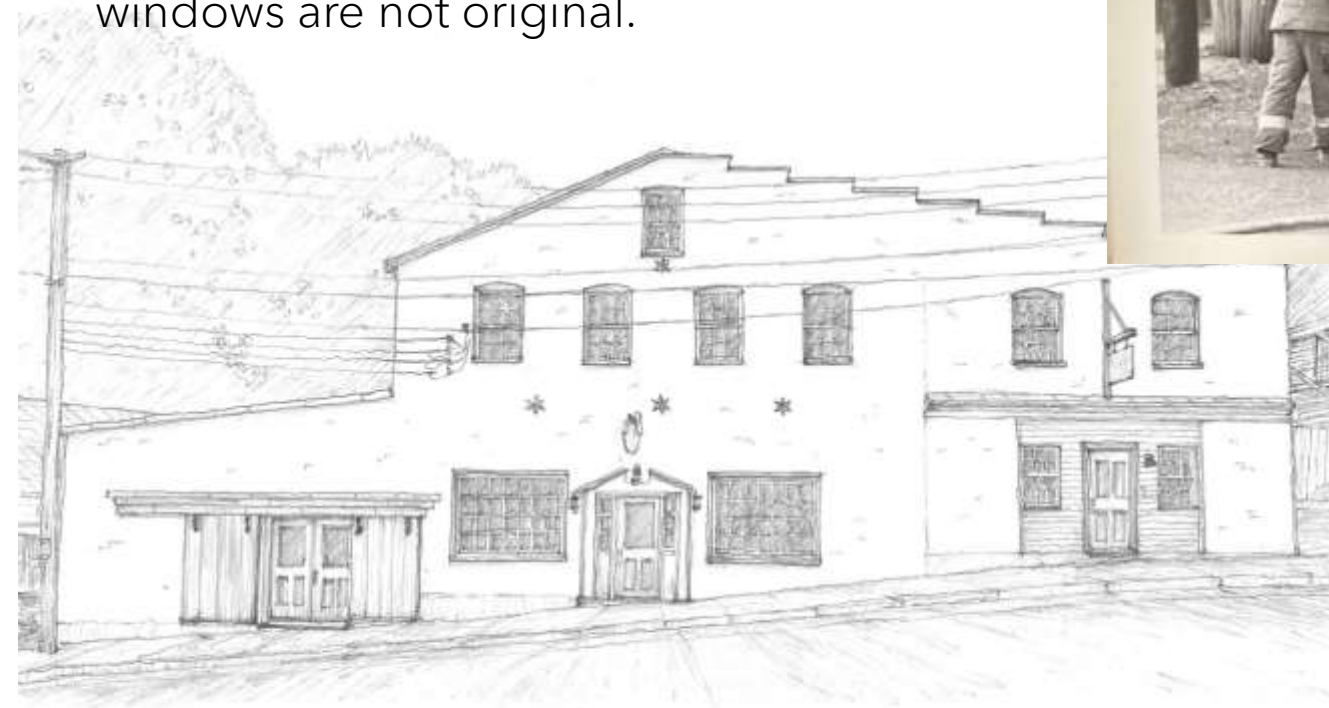


FIRE

The Building has experienced several fires over the years. This daytime fire; image to the right, occurred in the late 70's or early 80's after Wilson brothers moved out and Wainwright building supply was in the space. The prior frequent fires and impact façade damage is why we know the current windows are not original.



-Note the sheet metal doors that were light enough to lift with one hand.



72, 70 & 68 SOUTH 5TH STREET

2025

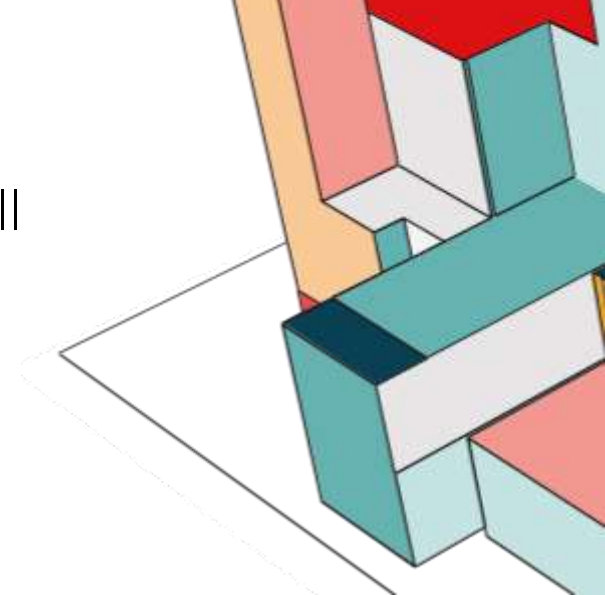
Proposed Improvements



PROPOSAL



- 72, 70 and 68 South 5th Street. Remove awnings over two top floor windows (68). Replace all windows, Replace doors for 72 and reinstall Sheet metal sliding doors on either side of new doors of 72. Repair brick and repaint.



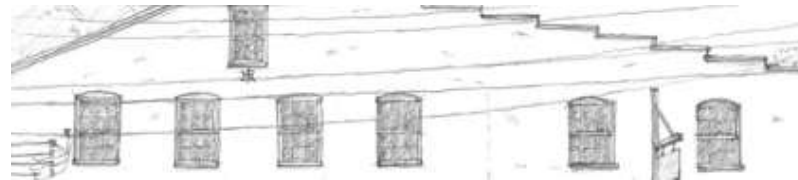
WINDOWS

Replace the 4, 6 over 6 (not original) windows, on either side of the door to 70 with fixed 4 x 7 store front windows.

Remove the metal awnings. Remove Storm windows. Replace 7 6 over 6 double hung with high efficiently double pane windows. Retain the Arch wood over the window for authenticity.

Replace two windows on either side of door to 68 with wood double paned Windows.

Paint all doors and windows Evergreen



Evergreen

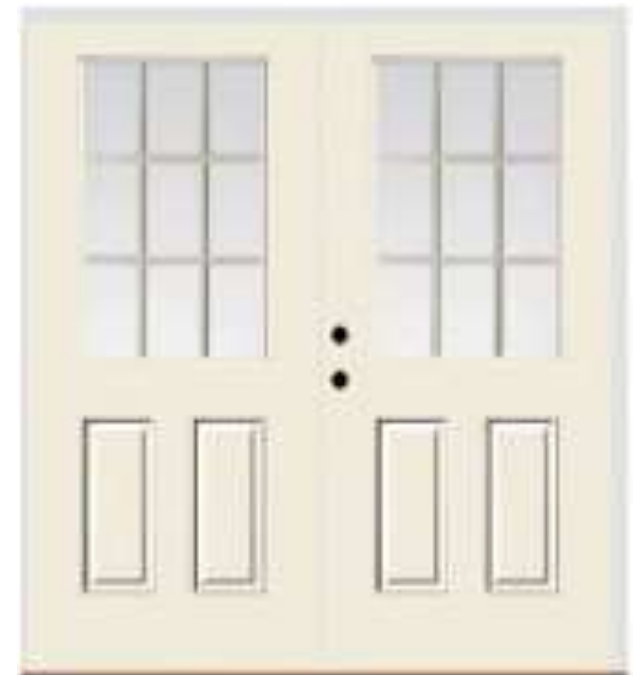


DOORS

Replace the French door on 72 with double doors or other industrial low profile door. This is an industrial space that did not originally have a door as the sliding doors covered the unimproved space.



Evergreen



SLIDING / BARN DOOR

Reinstall the sheet metal barn doors that were not replaced after the 1970's fire.
Simple Wood Frame wrapped sheet metal.
Secured so that it will not catch the wind. Can cover the new doors if needed. Functional.



Evergreen



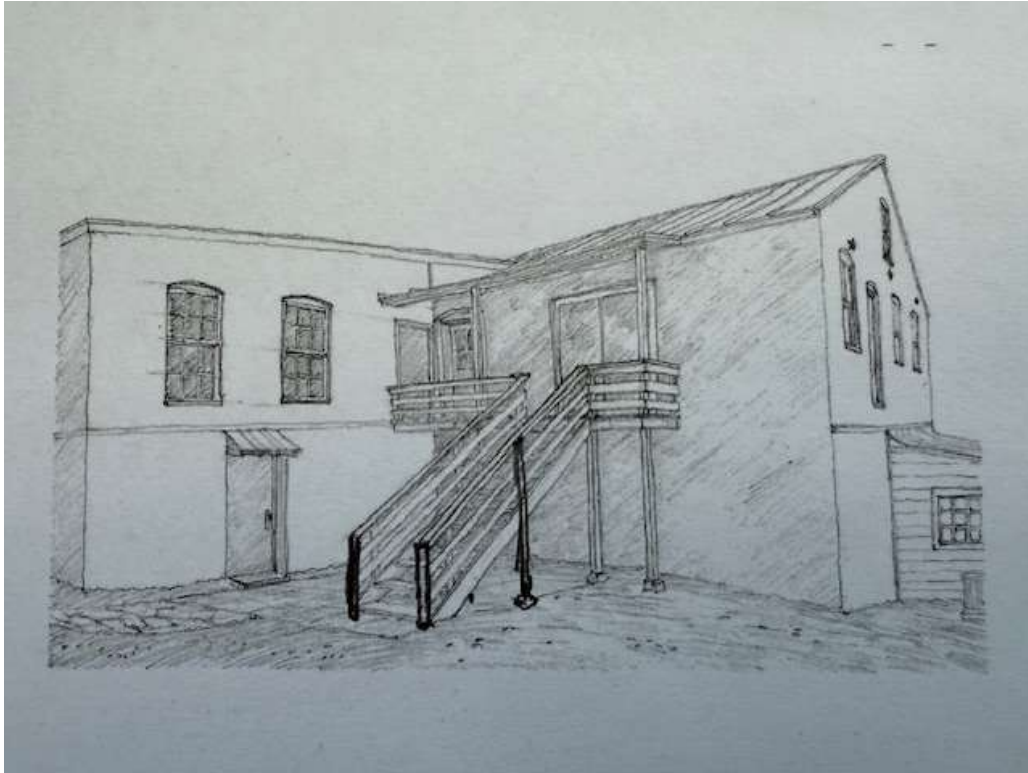
THE BACK PORCH



THE BACK PORCH

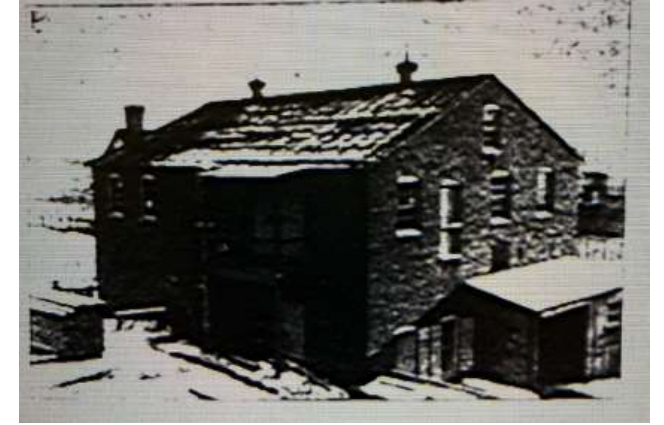


REPLACE EXISTING PORCH



REPLACE BACK PORCH & STAIRS

- Salvage what is in good condition. Demo and replace back porch exact same size.
- Goal is to leave it rustic and industrial in look and feel, but functional and safe.
- Level, pour footings for deck supports and stair landing.



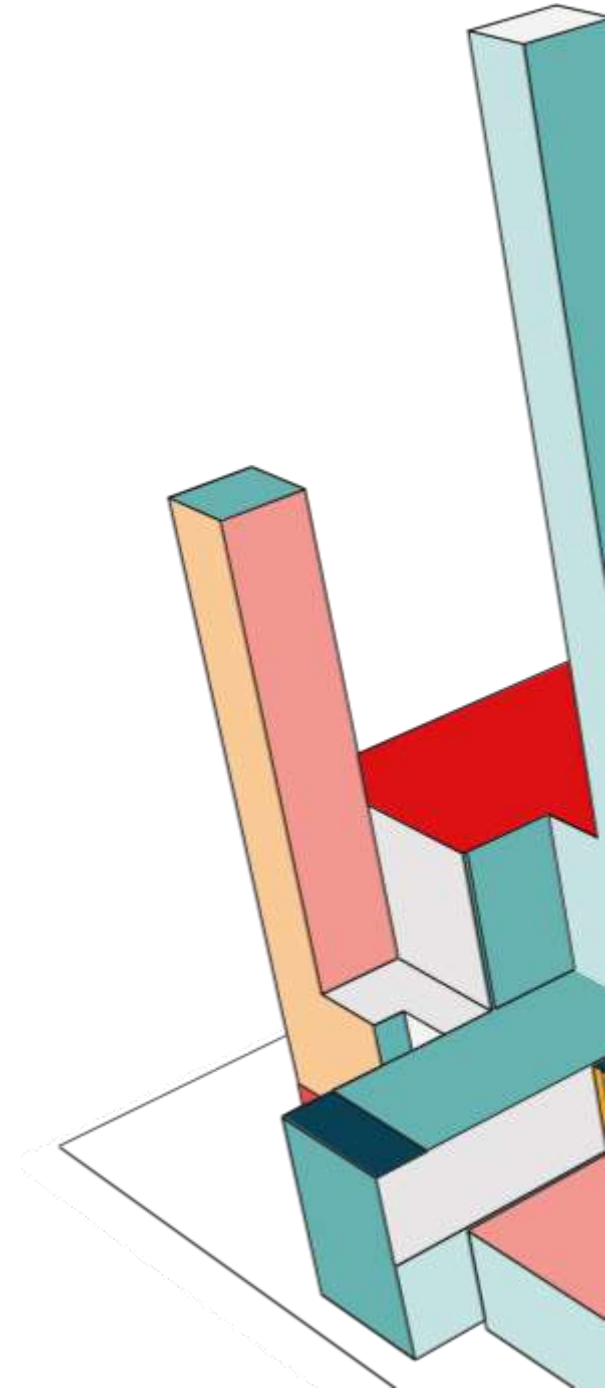
A hand-drawn floor plan of a room. The room is rectangular with a total width of 17.8' and a total depth of 11.4'. The left wall is 4' high. The right wall is 10' high. The top wall is 17.8' long. The bottom wall is 17.8' long. The room contains a bed (36" x 76") and a desk (36" x 36"). The bed is positioned against the right wall, and the desk is positioned against the bottom wall. The dimensions are labeled as follows: 17.8' (top wall), 11.4' (right wall), 4' (left wall), 7.3' (bottom wall), 36" (bed width), 76" (bed length), 36" (desk width), and 36" (desk length). The furniture is represented by simple rectangles with internal lines indicating details like mattress and desk surface.

Replace 2x6 Posts with 6x6 supports and 2 2x23 beams

LOCATION OF BACK PORCH



- The back porch can not easily be seen from the street
- Approximately x feed from the street



REPLACE BACK STAIRS



Key requirements include a minimum stair width of 36 inches, handrails between 36 and 38 inches high, and a minimum load strength of 50 pounds per square foot.

The stairs that are there now are not original. The Buildings use has evolved.

The stair railing will mimic the simple design of similarly aged and function buildings. The image to the right is on Franklin street.



MARVIN WINDOWS WHERE APPROPRIATE

Marvin welcomes the complexities of historic buildings and understands the importance historic window and door replacement has in bringing new life to old spaces. From double hung windows for traditional buildings to casement windows for mid-century modern structures, Marvin offers both standard and one-of-a-kind solutions to meet your needs, including:

Please note that these are 2 over 2 to sampled the front will have 6 over 6 double hung



The image above is an old window in the back.



Evergreen



Ultimate Double Hung G2 Window

Aluminum Exterior / Wood Interior



WARRENTON LUMBER COMPANY ON S. 5TH STREET



Members of Warrenton Volunteer Fire Company put out a fire at the old Warrenton Lumber Company on S. 5th Street in Old Town Warrenton in the 1970s.

Note the 4 x 7 windows

COMMUNITY ENGAGEMENT

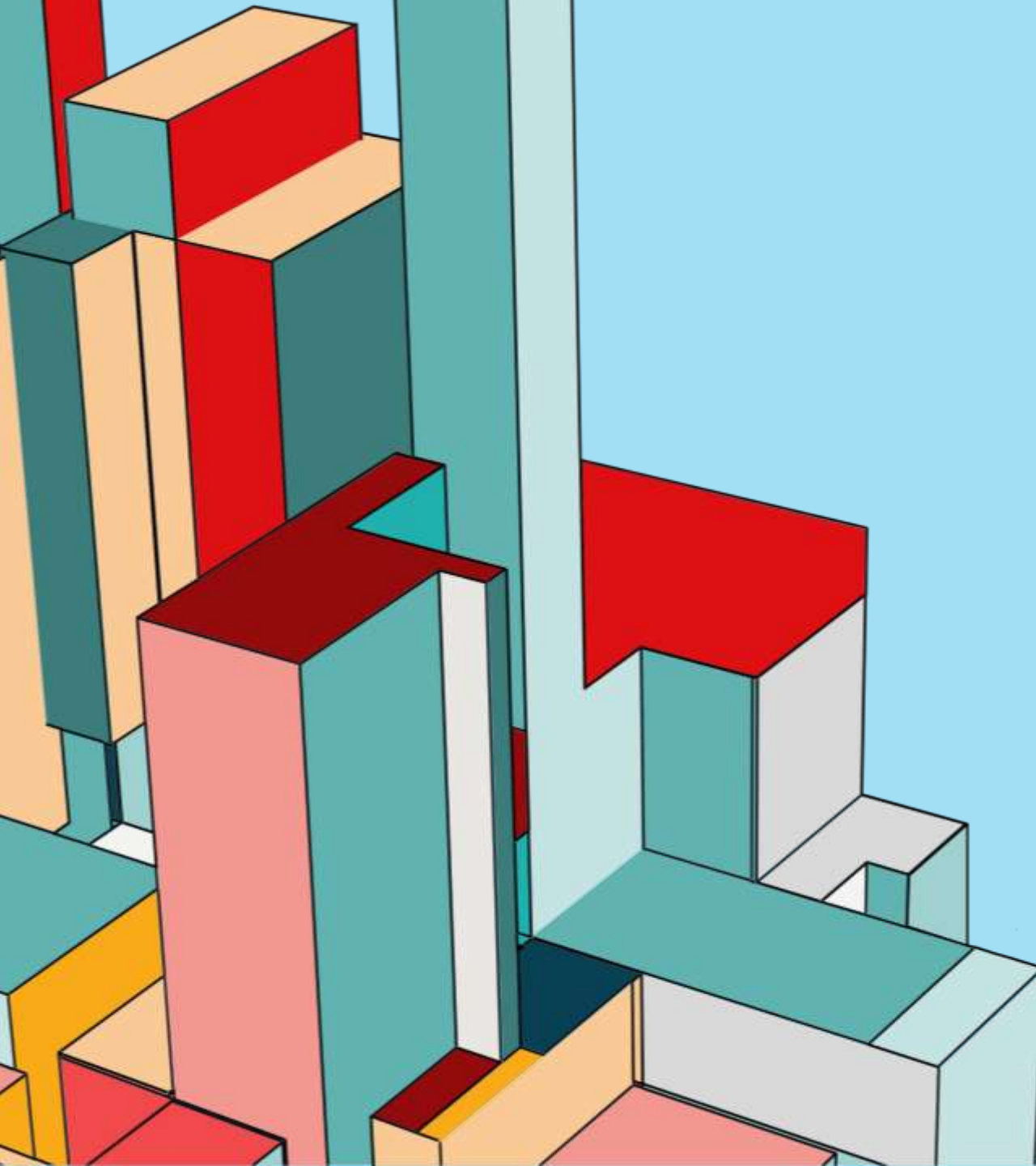


CHRISTINA HITCHCOCK



The Drew Corporation
127 Culpeper Street
Warrenton, Virginia

Christina.Hitchcock@gmail.com
703-474-5633



SOLEE AND THE WARRENTON PLANING MILL

THE BIG PICTURE

The Warrenton Planing Mill – provided lumber and other construction materials, courtesy of a full shop of modern electrical equipment and a location only yards from the rail line terminus. The Mill provided the bones of many of the ‘old guard’ of structures in and around the town, from the modest to the magnificent, and its role as a supplier of the latest trends in materials, millwork, and design ideas carried it forward through the 20th century. Eventually the machinery left the space, but the property continued to act as a supplier of lumber and other finished materials, until eventually it wound down its business operations in 1981.

Transferred into private ownership, the property remains to this day a snapshot of those earlier days. All the core structures remain, and while other properties nearby have moved towards industrial or other uses, the essential footprint at the bottom of South 5th Street – near the Greenway, Claire’s, and Depot Park – is poised to drive a renewed interest in the artistic, creative, and welcoming character that defined Warrenton in its earliest days.

