



Community Development
Department

STAFF REPORT

Meeting Date:	June 26, 2025
Agenda Title:	COA 25-34 39 S. Chestnut Street
Requested Action:	Review proposal for the request to remodel the roofline at the rear elevation to construct a central, shed-roof dormer as a result of interior bathroom renovations.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to conduct the following exterior renovations:

- 1) The existing roof is a side gable with asphalt shingles – the Applicant is requesting to alter the rear elevation of the roofline to install a central, shed-roof dormer as a result of an interior bathroom remodel. (See Applicant-provided plans for dimensions and details)

BACKGROUND

This building was constructed in 1949. It is in good condition and retains a high degree of integrity. The building does not possess sufficient architectural or historical significance for individual listing in the NRHP; however, it is a contributing resource to the Warrenton Historic District Boundary Increase 2023 under Criterion C – Distinctive Characteristics of Architecture/Construction.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
F. ROOFS		
3. Roof Shape: Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.	3.30 - 3.31	12. Rehabilitate the roof to include necessary functional features such as dormers, skylights, roof hatches, chimneys, and mechanical units in a way that does not detract from the historic significance and integrity of the building.
13. Design additions to roofs such as elevator housing, decks, dormers, and skylights to be inconspicuous from the public right-of-way, and do not damage or obscure character-defining features.		15. Design new dormers to match the size, number, proportion, and styling of dormers on similar buildings where precedents exists. New dormers may be more appropriately added to the rear façade of a building. Do not enlarge existing dormers unless they are minimally visible at a rear façade.

STAFF RECOMMENDATION

Staff recommends approval of the following request:

- 1) Construction of a central, shed-roof dormer on the roof of the rear elevation of the dwelling as a result of an interior bathroom remodeling, as described and depicted within the application for COA 25-34 at 39 S. Chestnut Street, provided the following conditions are met:
 - a) All necessary permits are acquired.
 - b) The line and orientation of the roofline, as seen from the street, shall be preserved and retained.
 - c) The construction of a new dormer on the rear elevation shall not impact any existing historic fabric and shall not detract from the overall historic integrity and character of the dwelling.

ATTACHMENTS

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