



Community Development
Department

STAFF REPORT

Meeting Date:	April 27, 2023
Agenda Title:	COA 2023-28 – 54 E. Lee Street
Requested Action:	Review proposal for replacement rooftop access stairs with guardrail installation; installation of underground water line to building; and replacement of rooftop HVAC condenser units
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The Applicant is proposing to replace the existing rooftop access stairs and to install safety guardrails, to install underground water line to the building, and to replace the existing rooftop HVAC condenser units.

- 1) Replace existing rooftop access stairs and install safety guardrails:
 - a. Super Simplex Disappearing Stairway
 - b. Install new roof hatch
 - c. Install new crickets at membrane roofing
 - d. Requires build-up of curb wall on flat roof for level surface to install roof hatch
- 2) Install underground water line to building:
 - a. Approximately 170' in length and 4" in width
 - b. Used for sprinkler/fire suppression system and water service
 - c. To be installed beneath existing paved asphalt parking lot
 - d. Stone foundation penetration at exterior required for installation
- 3) Replace existing rooftop HVAC condenser units:
 - a. Senville SENA-36HF/Q ductless mini-split air conditioner and heat pump with 4 zones
 - b. Dimensions: 37.24" in width, 16.14" in diameter, 31.89" in height
 - c. Applicant has not provided information regarding the installation method of the proposed mini-split system. The current system is central HVAC.

BACKGROUND

This resource was constructed in c.1907. Historically, this building was used as the hardware store for DP Wood. This is listed as "Hardware" or "Store" from 1908-1924 Sanborn maps. In 1931, it is listed as a "Paints and Oils." This resource represents a typical mid-nineteenth-century commercial-style building within the district. This resource retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the commercial character of the district. Although it 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
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	The proposed roof-hatch, stairs, and safety railing installation do not impact or alter any character-defining features of the building. Per the submitted section drawings, the installation of the safety railing appears to breach the height of the brick parapet. Street-view drawings may be required in order to confirm that the railing is not visible from the public right-of-way.

Historic District Guideline	Page No.	Analysis
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.	3.31	The proposed installation of the roof hatch will be installed within the existing flat, membrane roof and therefore the roof hatch and stairs will not be visible from the public right-of-way and will not be causing damage to any character-defining features.
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.	3.31	The proposed installation of the roof hatch will be installed within the existing flat, membrane roof and therefore the roof hatch and stairs will not be visible from the public right-of-way and will not be causing damage to any character-defining features. Per the submitted section drawings, the installation of the safety railing appears to breach the height of the brick parapet. Street-view drawings may be required in order to confirm that the railing is not visible from the public right-of-way.
17. Install mechanical or service equipment on the roof to be inconspicuous from the public right-of-way and in such a way as to not damage or obscure character-defining features. Screen visible rooftop exhaust fans, mechanical equipment, and HVAC units with compatible architectural materials, as used on the exterior.	3.31	The proposed HVAC units for installation will be replacing existing units in the same location with dimensions as follows: 37.24" in width, 16.14" in diameter, 31.89" in height. This will not impact the historic fabric or building appearance.
A. Mechanical Systems & Equipment A1. Heating, Ventilating, & Air Conditioning (HVAC)		
1. Install mechanical equipment to minimize impacts on historic fabric and building appearance.	3.47	The proposed units for installation will be replacing existing units in the same location with dimensions as follows: 37.24" in width, 16.14" in diameter, 31.89" in height. This will not impact the historic fabric or building appearance.
3. Install roof mounted mechanical equipment, such as air conditioners, that are inconspicuous and not visible from the public right-of-way.	3.47	The proposed units for installation will be replacing existing units in the same location with dimensions as follows: 37.24" in width, 16.14" in diameter, 31.89" in height. This will not impact the historic fabric or building appearance and will not be visible from the public right-of-way.
4. Install vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities where they will not be visible on the exterior façades. Group utility lines into the least amount of conduit feasible.	3.47	The applicant has not provided information regarding the installation method of the proposed mini-split system. The current system is central HVAC.

Historic District Guideline	Page No.	Analysis
5. Install mechanical equipment in areas and spaces that require the least amount of alteration to the historic materials, plan, and avoid visible façades of the building.	3.47	The proposed units for installation will be replacing existing units in the same location and therefore will not require any new alterations to any historic materials.
6. Evaluate the least harmful means of inserting cable or pipe connections through masonry or frame walls of the building and implement the least damaging method.	3.47	The installation of the new HVAC units will be utilizing the pathways of the previous units to avoid any new insertions or alterations to the existing wall framing.
6. Archaeology		
1. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.	3.62	The installation of the water line is being proposed in an area of high disturbance (i.e paved parking lot) and therefore the potential for uncovering archaeological deposits is unlikely. Depth of ground disturbance should be confirmed.
2. Preserve substantial historic sites in situ when possible and feasible. a. Any archaeological element removed should be maintained on site. b. Documentation of the original locations should be maintained with the removed or relocated elements.	3.62	The installation of the water line is being proposed in an area of high disturbance (i.e paved parking lot) and therefore the potential for uncovering archaeological deposits is unlikely. Depth of ground disturbance should be confirmed.
4. Complete comprehensive archaeological documentation for any resource adversely impacted by a proposed project.	3.62	The installation of the water line is being proposed in an area of high disturbance (i.e paved parking lot) and therefore the potential for uncovering archaeological deposits is unlikely. Depth of ground disturbance should be confirmed.

STAFF RECOMMENDATION

Staff recommends approval of the request to 1) install a new rooftop hatch with safety railing and access ladder and 2) install a new water line system to the building, and 3) to replace the existing rooftop central HVAC condenser units with a new mini-split system, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Install mechanical equipment to minimize impacts on historic fabric and building appearance.
- 3) Install vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities where they will not be visible on the exterior façades. Group utility lines into the least amount of conduit feasible.
- 4) Install mechanical equipment in areas and spaces that require the least amount of alteration to the historic materials, plan, and avoid visible façades

of the building.

- 5) Additional information will be required for submission confirming the width and depth of the proposed water line, as well as additional detail describing any penetrations to the protected exterior of the building as a result of the water line installation, including dimensions of any holes that may need to be opened on the building.
- 6) Evaluate the least harmful means of inserting cable or pipe connections through masonry or frame walls of the building and implement the least damaging method.
- 7) Any exposed or visible HVAC lines should be painted or covered to blend with the exterior of the building.

ATTACHMENTS

1. Attachment A – Drawings, Photos, and Product Specifications
2. Attachment B – Draft Motion Sheet