



Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	April 27, 2023
<b>Agenda Title:</b>	COA 23-17 – 86 East Lee Street
<b>Requested Action:</b>	Review proposal for the construction of 7' x 6' portico at the front entrance of the building.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

### **EXECUTIVE SUMMARY**

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The applicant is proposing to construct a 7' x 6' portico to be located at the front entrance of the building for the purpose of providing coverage.

1) One-story, one-bay front-gable roof portico sheathed in standing seam metal set on square 4' x 4' posts with wood or wrought iron railing.

## BACKGROUND

This house was constructed in c.1890 and is in relatively good condition. As a Italianate style house, it represents a typical late nineteenth-century building within the residential areas of the district. While the house has been converted to a law office, 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>C. Additions to Existing Buildings</b>		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	The applicant has not provided information confirming the existence of a portico on this building historically.
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	The applicant has not provided information confirming the proposed attachment method for the portico to the building itself or whether or not the proposed portico will impact the existing elements on the building (i.e. windows).
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	It is unclear from the application how the portico is to be attached to the building and additional information would be required.
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	The front-gable roof on the portico is a direct reflection of the main building and appears to impact the second floor window above it. Consideration of a smaller-scale front-gable roof or an extension of the existing shed roof may be more appropriate.

Historic District Guideline	Page No.	Analysis
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	<b>3.72</b>	No alterations to the existing fenestration is proposed nor does the portico installation impact the existing spatial relationship between the window and door fenestration on the first floor. However, it appears from the drawings provided that the front-gable roof of the portico may impact the second-floor window directly above it.

### STAFF RECOMMENDATION

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Staff recommends approval of the request to construct a 7' x 6' portico on the front elevation, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The second floor window must not be impacted or obscured by the installation of any portico.
- 3) Standing seam metal roof of portico must match color, gauge, and crimping style of main house roof.
- 4) The support posts must be wooden and reflect a design appropriate to the Italianate style.
- 5) The proposed railing of the portico must be either wood or wrought iron and simple in design, such as the square railing shown in the drawing.

## **ATTACHMENTS**

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1. Attachment 1 – Photo and plan
2. Attachment 2- Draft Motion Sheet