



Community Development  
Department

# **STAFF REPORT**

<b>Meeting Date:</b>	April 27, 2023
<b>Agenda Title:</b>	COA 23-23 – 19 Main Street
<b>Requested Action:</b>	Review proposal for replacement of hanging sign over door, for the addition of white vinyl lettering to the front door, and the temporary placement of a wooden A-Frame sign on the sidewalk.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

## **EXECUTIVE SUMMARY**

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The applicant is proposing to:

- 1) Replace the hanging sign over the front door with a new sign (36" x 12"). The metal part of the sign will remain in place.
- 2) To replace the existing white vinyl lettering on the front door with a new design in the same color and material (22" x 17.5").
- 3) To place a moveable wooden, A-Frame sign on the sidewalk (2' x 3'). This request will be approved at the Administrative level and therefore does not require ARB review and approval.

## BACKGROUND

19 Main Street was constructed by 1886 according to the Sanborn map but is likely to have been constructed c.1825. Further research is necessary to determine actual build date. The building is an excellent example of a Federal style commercial building and represents the mid-nineteenth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the 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>F. Projecting Signs</b>		
1. The bottom edge of the projecting sign should be eight (8) feet above the sidewalk.	3.41	The proposed hanging sign meets the requirement.
2. Projecting signs should not be larger than six (6) square feet. The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet. Projecting signs will be reviewed according to their scale and size and to the scale and size of the building to which they are proposed.	3.41	The proposed hanging sign meets the requirement.  Dimensions: 36"x12"
4. Limit the number of projecting signs to one per business.	3.41	The proposed hanging sign meets the requirement.
<b>G. Ground Signs</b>		
1. Ground signs should be used only if the building is set back from the sidewalk, and placement will not impede the use of the front yard or pedestrian circulation.	3.42	The proposed ground sign does not impede the use of the sidewalk for the purposes of pedestrian circulation.
2. Ground signs must be in size and scale to the building, lot, and setting.	3.42	The proposed ground sign is compatible with the size and scale of the building and setting.

## STAFF RECOMMENDATION

Staff recommends approval of the request to **1) replace the hanging sign over the front door with a new sign (36" x 12"), 2) to replace the extant white vinyl lettering on the front door with a new design in the same color and material (22" x 17.5")** provided the following conditions are met:

- 1) All necessary permits are acquired.

2) All signage, including the A-frame ground sign, must comply with Town Zoning Ordinance.

## **ATTACHMENTS**

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