



Community Development
Department

STAFF REPORT

Meeting Date:	June 1, 2023
Agenda Title:	COA 23-38 – 63 Main Street
Requested Action:	Review proposal for the request to construct two, low 12” stone walls that will gradually increase up to 18” to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to construct two, low 12” stone walls that will gradually increase up to 18” to the rear of the wall to outline the existing stone patio. The applicant is also requesting to add mulching to the landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings.

BACKGROUND

This building was constructed circa 1830 based on the Sanborn map. The building is an excellent example of a Federal style commercial building and represents the early 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
2. SITE DESIGN A. Landscaping		
1. Preserve and maintain specimen trees, allées, historic plantings, and garden designs.	3.6	The only specimen tree to be removed is one Crape Myrtle.

Historic District Guideline	Page No.	Analysis
a. Replacement of gardens, lawns, and yards with impervious hardscape, asphalt, or built-up features. Large pavers, gravel, and mulch should not be used as a wholesale replacement for lawn area, unless historically appropriate.	3.6	The applicant is not adding additional hardscape features or replacing any gardens, lawns, or yards. Pea gravel will be utilized only on the existing walkway from the gate to the patio.
B. Fences & Walls		
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	3.8	The stone walls will not exceed a total of 18" in height.

STAFF RECOMMENDATION

Staff recommends approval of the request to construct two, low 12" stone walls that will gradually increase up to 18" to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings., provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) It is recommended that the proposed Nandina plantings be altered to include a new type of planting that is not considered to be an invasive species.

ATTACHMENTS

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