



Community Development
Department

STAFF REPORT

Meeting Date:	June 15, 2023
Agenda Title:	COA 23-42 – 15 S. Third Street
Requested Action:	Review proposal for the request to construct an enclosed patio at the side elevation of the main building.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to construct an enclosed patio on the side elevation of the main building to allow for all-season outdoor dining.

- 1) The patio will be clad in a galvanized metal shed roof that will measure 37' in length.
- 2) The patio roof will be set on square, wooden support posts with yellow, roll-up awning fabric panels.
- 3) The roof interior of the patio will include exposed wooden beams to match the support posts.
- 4) The patio will be installed over the existing flat, brick patio floor.
- 5) The applicant is requesting to install an approximately 8' x 8' concrete slab at the end of the existing brick patio which will also be covered by the shed-roof overhang of the new enclosed patio to allow for optimal dining space.
- 6) The applicant is requesting to install two new storm-style doors (wooden and screen) at each end of the enclosed patio to allow for proper egress for staff and customers in and out of the main building into the enclosed patio.

BACKGROUND

This commercial building was constructed in c.1950 and is in good condition. This resource represents a small scale detached commercial style building within the commercial areas of the district. This resource retains integrity of location, design, 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.



*Image from 2019 architectural survey

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
C. ADDITIONS TO EXISTING BUILDINGS		
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 demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.

Historic District Guideline	Page No.	Analysis
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 demonstrated that the addition will not negatively impact the historic fabric of the main building.
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	The applicant has demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.
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	The applicant has demonstrated that the addition will not negatively impact the historic fabric of the main building. If removed in the future, the original form, character, and integrity of the main building will remain intact.
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements	3.72	The applicant has demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.
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	3.72	The applicant has demonstrated that the patio enclosure will not impact the existing fenestration of the side elevation of the main building.

STAFF RECOMMENDATION

Staff recommends approval of the request to construct an enclosed patio at the side elevation of the main building, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) 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) The patio shall meet all Zoning Ordinance requirements.

ATTACHMENTS

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