



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	February 22, 2024
<b>Agenda Title:</b>	COA 24-1 – 11 S. Second Street
<b>Requested Action:</b>	Review proposal to minimize the size of the previously approved (COA 22-152) back patio.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

## EXECUTIVE SUMMARY

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The Applicant is proposing to minimize the overall footprint of the previously approved (COA 22-152) back patio. The Applicant has confirmed that there will be no changes to the previously approved design or materials.

Revised patio dimensions:

- The modified footprint will be a 575 Sqft deck in sealed natural wood with an ADA ramp and stairs (existing) to the 2nd floor.
- Previously it was a 55' long by 13' and 23' wide wood patio; 24" maximum height

**BACKGROUND**

This institutional/commercial building was constructed in 1912 and is in fair condition. Historically, it served as the African-American View Tree Lodge Masonic Hall. It retains integrity of location, design, setting, materials, workmanship, and association. As an African American resource, this resource retains a high degree of integrity and local historic significance. This resource falls within the district's period of significance and contributes to the commercial and institutional 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 and Criterion A, for African-American and social history.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>C. Addition(s) to Existing Buildings</b>		
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.	<b>3.72</b>	PATIO- Proposed new wood patio has been minimalized compared to the previously approved patio which spanned the length of the side elevation to the existing retaining wall. Maximum height on the patio is 24" with additional height for required handrail.

Historic District Guideline	Page No.	Analysis
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.
8. 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	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.

**STAFF RECOMMENDATION**

Staff recommends approval of the request to modify previously approved COA 22-152 by minimizing the size of the side patio, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

**ATTACHMENTS**

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