



Community Development
Department

STAFF REPORT

Meeting Date:	July 24, 2025
Agenda Title:	COA 25-64 No addresses assigned
Requested Action:	Review proposal for the request to construct four (4) new single-family residential dwellings on four (4) lots associated with the Warrenton Crossing development that are within the Historic District boundary.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct four (4) new single-family residential dwellings on four (4) lots associated with the Warrenton Crossing development that are within the Historic District boundary. The Applicant presented each dwelling to the Architectural Review Board at a Work Session on Thursday, June 26, 2025.

- 1) Lot Numbers – Dwelling Models – Dwelling Elevations – Dwelling Type – Current GPINS
 - a. Lot 107 - Hudson - Elevation L - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
 - b. Lot 108 - Hudson - Elevation K - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
 - c. Lot 109 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-71-0492-000
 - d. Lot 119 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-61-1989-000
- 2) The proposed style is a contemporary farmhouse, which is frequently seen in new construction within the Historic District.
- 3) The Applicant is seeking approval from the Architectural Review Board regarding the proposed style, design, massing, and scale of the dwelling based on feedback presented by the ARB at the Thursday, June 26, 2025 Work Session.

BACKGROUND

These are vacant lots with no extant buildings or structures.

Lot Numbers - Dwelling Models - Dwelling Elevations - Dwelling Type - Current GPINS

- a. Lot 107 - Hudson - Elevation L - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
- b. Lot 108 - Hudson - Elevation K - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
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DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	The ARB will not specify a particular architectural style. However, the new construction being proposed is similar in design/style to other new construction that has been previously approved within the Historic District.
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	The new construction shall meet all setback requirements as per the Zoning Ordinance. The ARB will evaluate the siting of the new dwelling and ensure the overall context of the Historic District is within an appropriate range.
A1. Setback		
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	The new construction shall meet all setback requirements as per the Zoning Ordinance.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		

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2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

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<p>2. The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.</p>	3.70	<p>Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.</p>
<p>4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters</p>	3.70	<p>Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.</p>

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5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction that can be compared to the overall viewshed of the Historic District.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has confirmed that no outbuildings are being proposed at this time.

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-56** for the request to construct four (4) new single-family dwellings (addresses still to be assigned as per Zoning designation), as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, all setbacks should be within 10% of all adjacent setbacks.
- 3) New construction shall respect the established architectural character of the historic district.
- 4) The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.
- 6) Any additional conditions as necessary.

ATTACHMENTS

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