



Community Development
Department

STAFF REPORT

Meeting Date:	October 23, 2025
Agenda Title:	COA 25-72 135 Main Street
Requested Action:	Review proposal for the request to construct new ADA accessible ramp along the side elevation of building (including relocating steps).
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting approval to construct new ADA accessible ramp along the side elevation fronting N. Sixth Street of building (including relocating steps).

BACKGROUND

This building was constructed between 1908 and 1915 based on Sanborn maps. The building is a good example of Craftsman-Foursquare style dwellings representing the early-twentieth-century residential 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.	Historic District Guideline
C. ACCESSIBILITY	3.52	
1. Make buildings accessible all while preserving the integrity of the historic fabric. Preserve and retain key features of the historic building in any design.		2. Design improvements to follow the requirements of ADA and to respect the historic character of the building.
Assess the historic and architectural significance of the property. The goal is to preserve the materials, style, and form of the building, as well as the principal façades and major features. Generally, secondary elements, finishes, or features, including later non-significant additions (some additions can be significant), previously altered sections, and utilitarian and service areas, may generally be altered without damaging the historic significance of the property.		Assess the existing and required level of accessibility in accordance with the ADA Accessibility Guidelines.
Identify and evaluate the options to make the property as accessible as possible while conforming with preservation standards that recommend the retention of all significant features and materials. In exterior work, the goal is to provide an accessible path to the building and to make the main or prominent public entrance accessible, while retaining and protecting historic materials and features. All alterations should be in scale with and visually compatible with the building and should be reversible (that is, if the modifications were removed, the original design would survive).		SITE: An accessible route from a parking lot, sidewalk, or public street to an accessible entrance is essential. The route must be at least three (3) feet wide, stable, firm, and slip-resistant. If the route has a slope that is less than 1:20 (one inch rise for every twenty inches of length), then there is no requirement for railings. If existing steps and surrounding landscape features are not significant, then it may be possible to regrade the entry area to make an entrance accessible.

Historic District Guideline	Page No.	Historic District Guideline
<p>RAMPS: A "ramp" is defined as a path with a slope greater than 1:20; the maximum allowable slope is 1:12 (see alternate minimum standards, below). Any change in grade or level that is greater than one-half (1/2) inch must be accommodated by use of a ramp or a mechanical lift. Ramps must have landings (at least five-foot square) at the top and bottom of each ramp run, which may not be greater than thirty (30) feet in length. There must be two-inch-high curbs along the edges of ramps, and handrails must be provided on both sides of ramps at a height of 34 to 38 inches above the ramp surface. (These are summarized requirements; please check the building and accessibility codes as well.)</p>		<p>Handrails should be made of metal (but not wire or cable) if the ramp is masonry, or of wood if the ramp is wood. They should be simple and unobtrusive in design. The design should be taken from existing ornamental metal (or wood) elements elsewhere on the building, if feasible. In order to prevent hazards to pedestrians, the vertical elements supporting the ends of railings should take the form of newel posts (so that they are highly visible), and the ends of railings should be returned so that there are no sharp protrusions.</p>

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-72** for the request to install an ADA-accessible ramp with handrailing along the side elevation (facing N. Sixth Street), at **135 Main Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ramp shall meet all ADA-accessibility laws which the Historic District Guidelines shall not inhibit or prevent.

ATTACHMENTS

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