



Community Development  
Department

# STAFF REPORT

Meeting Date:	October 23, 2025
Agenda Title:	COA 25-77   16 Courthouse Square
Requested Action:	Review proposal for the request to replace deteriorated sections of the roofline at the soffit and fascia boards on 16 Courthouse Square with PVC coated lumber.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to replace deteriorated sections of the roofline at the soffit and fascia boards on 16 Courthouse Square with PVC coated lumber.

## BACKGROUND

This bank building was constructed in c.1975 and is in excellent condition. As a New Formalism style structure, it represents a typical mid-twentieth-century office building within the commercial areas of the district. This resource falls outside the district's period of significance and does not contribute to the residential character of the Warrenton Historic District. (Formally 10 Courthouse Square)



## DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
<b>F. ROOFS - F3. ENTABLATURE, CORNICES, EAVES, &amp; DETAILS</b>	<b>3.34</b>	
<b>1. Retain, protect, and repair the entablature, cornices, eaves, and their details.</b>		<b>2. If replacement is necessary, remove only that deteriorated portion and replicate the material, composition, texture, profile, shape, design, and craftsmanship in kind, then reapply a protective finish of paint</b>
<p><b>NOT historically appropriate:</b></p> <p>a. Removing or obscuring the entablature, cornice, or decorations including modillions, dentils, brackets, king posts, pinnacles, verge board, or other details or alter the eave overhang as all are important character-defining features.</p> <p>b. Applying liquid ceramic coatings or liquid vinyl coatings to any part of the entablature, cornice, or eave details including the soffit, moldings, decoration, or brackets. Never obscure the wood soffit with aluminum, vinyl, plastic, synthetic,</p>		<p><b>NOT historically appropriate:</b></p> <p>c. Recreating original entablature and cornice features using in-kind materials. If alternate materials are desired, their application requires approval by the Architectural Review Board. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiberglass casts that are historically appropriate in texture and profile. Alternate materials may be considered if there are inherent flaws in the original materials and/or if code requirements prompt a change.</p> <p>d. Aluminum or vinyl soffit and fascia. This material may cause damage to the underlying historic materials.</p>

## STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-77** for the request to replace deteriorated sections of the roofline at the soffits and fascia boards of 16 Courthouse Square with Veranda Cellular PVC Trim, as described and depicted in the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Any additional conditions...

## ATTACHMENTS

1. Attachment 1 – Photos

2. Attachment 2 – Draft Motion Sheet