



Community Development
Department

STAFF REPORT

Meeting Date:	May 23, 2024
Agenda Title:	COA 24-25 – 70 Main Street
Requested Action:	Review request to remodel the atrium-like office exteriors on each end of the fifth floor at the rear elevation of the building.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting to remodel the atrium-like office exteriors on each end of the fifth floor at the rear elevation of the building.

- 1) The two areas where the remodeling will occur are identified as “Work Area 1” and “Work Area 2” on the plans provided by the Applicant.
- 2) The work areas will be clad in stucco to match the existing painted concrete masonry walls.
- 3) The roofline of the structure will be altered from its existing form that contains both a flat roof and a small shed-roof to a singular shed-roof clad in standing seam metal to match the existing main roof of the rest of the building.
- 4) All metal flashing at the roofline will match the existing.
- 5) New gutters and downspouts will be installed to allow for appropriate drainage. Will match the existing.
- 6) Window openings will remain (one window opening on each rear elevation to match the fenestration pattern and two window openings on each side elevation to match the fenestration pattern on that elevation). Materials and colors will remain the same for all windows.
- 7) No work is proposed for the front elevation of the building and no work will be visible from the primary public viewshed along Main Street.
- 8) This building was constructed circa 1985 and does not possess significant architectural integrity and does not contribute to the Historic District.
- 9) The Applicant has relayed that the purpose of this project is to alleviate long-standing water infiltration issues at these particular areas of the building and to more appropriately blend these areas with the current stuccoed exterior of the rear elevation.

BACKGROUND

This 3-story, 4-bay CMU building has a brick veneer. A set of stairs on the right side that leads to the main level under an arched portico. There is a set of stairs on the left side that leads down to the basement level. The windows on the facade are plate glass fixed steel windows. There is a brick dentil band between the second and third level, as well as at the roof line. The roof is flat with a projecting shed roof over the right three bays.

This building was constructed c1985. This resource falls outside the district's period of significance and does not contribute to the character of the district. This building is a non-contributing resource to the Warrenton Historic District.

Front Elevation:



Rear Elevation:



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
F. ROOFS		
1. Preserve and repair original roofing materials and designs, especially if the roofing is unusual and lends considerable character to the building (such as irregular or patterned slates, clay tiles, or metal), it should be retained, repaired, or replaced in kind to match its appearance.	3.30	As a secondary roof that provides coverage to a rear elevation office space, this roof, structure, and building is non-historic and does not lend any considerable character to the building. The building is considered to be non-contributing to the Historic District. The Applicant is proposing to replace the roof of these structures with standing seam metal to match the main roof.
3. Roof Shape: Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.	3.30	Applicant will be retaining the existing roof line and orientation of the main roof. The two structures in this project will be altered to a full shed-roof form to alleviate on-going drainage issues.
4. Roofing Materials: Preserve and maintain clay tile, slate, and metal roofs. If total replacement is warranted, then in-kind replacement is preferred. However, alternative materials will be considered on a case-by-case basis.	3.31	The Applicant is proposing to change the roof to a full shed-roof form that will be clad in standing seam metal to match the rest of the main roof.
10. When a roof covering is deteriorated beyond repair, the new roofing should match the original in material, dimension, composition, texture, pattern, design, and details. If the existing material is not available, the material utilized should match as closely as possible.	3.31	The Applicant is proposing to change the roof to a full shed-roof form that will be clad in standing seam metal to match the rest of the main roof. This is a 1980s building that does not contribute to the architectural character of the Historic District.
C. ADDITIONS TO EXISTING BUILDINGS		
Additions to existing structures in the Warrenton Historic District should be reflect the period in which they were built while complementing the original building. They should reflect the design, scale, materials and architectural style of the original building.	3.72	This project does not constitute an "addition" to the existing building, but is considered to be a remodel. The materials utilized in this remodeling will complement the existing main building.

Historic District Guideline	Page No.	Analysis
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 through photographs and plans that the window fenestration will be evenly spaced once the remodeling of the two atrium-like office spaces is complete.

STAFF RECOMMENDATION

Staff recommends approval of the request to remodel the atrium-like office exteriors on each end of the fifth floor at the rear elevation of the building, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Any change in the overall scope of work will require further ARB review and approval.

ATTACHMENTS

1. Attachment A – Photos, Plans
2. Attachment B – Draft Motion Sheet