



Community Development  
Department

## STAFF REPORT

<b>Meeting Date:</b>	July 25, 2024
<b>Agenda Title:</b>	COA 24-35   40 S. Sixth Street
<b>Requested Action:</b>	Review request for the construction of an enclosed one-story porch on the rear elevation; alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of exhaust vents on same elevation.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

### EXECUTIVE SUMMARY

The Applicant is requesting approval for the new construction of a porch build-out on the rear elevation of the house and an alteration of the existing window fenestration on the northwest (side) elevation as part of an interior kitchen remodeling. This will also include the installation of exhaust vents on the same elevation.

- 1) This is a ca. 2005 residence and it is non-contributing to the Historic District. This house and the neighboring 32 S. Sixth Street residence were constructed in 2005 on two vacant lots.
- 2) The porch will not be easily visible from the public right-of-way.
  - a. The neighboring 2005 house has a rear addition and a wooden deck with a similar window fenestration with exhaust vents along its northwest elevation.
  - b. The neighboring house located at 111 E. Lee Street is a circa 1890s and has a rear shed-roof, one-story open porch. There is an outbuilding on this parcel that partially blocks the viewshed where the proposed porch will be located at 40 S. Sixth Street.
- 3) Proposed porch at 40 S. Sixth Street will be 14' x 14', one-story, shed roof clad in asphalt shingles to match the existing main roof. Siding for the porch will be clad in Hardie Plank siding to match the existing house.
- 4) A small stoop with two steps and iron railing (to match existing iron railing leading to basement) will be installed at the door to the enclosed porch.
- 5) The new window fenestration on the northwest elevation will consist of four (4) Marvin Elevate Casement Windows total (two of these windows are already existing) and one exhaust vent where the new interior stove will be located.

BACKGROUND

This residence was constructed in c. 2005 and is in excellent condition. As a Colonial Revival structure, it represents a typical late-twentieth century residential structure. This resource falls outside the district’s period of significance and does not contribute to the residential character of the Warrenton Historic District.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
<b>C. ADDITIONS TO EXISTING BUILDINGS</b>		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.

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.	3.72	Applicant has demonstrated that there will be no loss of historic fabric or integrity as a result of the new construction.
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	Applicant has confirmed that the new construction will not increase or impact the interior footprint of the main house.
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	Applicant has demonstrated through detailed drawings and plans that all new porch construction will remain secondary to the main house.
7. 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	Applicant has demonstrated that there will be no loss of historic fabric or integrity as a result of the new construction.
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
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	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.
<b>E. ENTRANCES &amp; PORCHES</b>	3.29	
4. Design new entrances and porches to be compatible with the historic building.	3.29	The building is not historic and does not contribute to the Historic District.
6. Design porch enclosures to have minimal visual impact on the historic building and district. In general, porches should not be enclosed, unless there is historic precedent.	3.29	The building is not historic and does not contribute to the Historic District. There are multiple surrounding dwellings that have enclosed porches and additions, both historic and non-historic.
8. Materials will be reviewed on a case-by-case basis.	3.29	The Applicant has confirmed the materials will be compatible with this specific 2005 dwelling.
<b>B. WINDOWS &amp; DOORS</b>	3.21	

7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The two new windows will match the two existing windows on the side elevation.
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.	3.21	The two new windows will match the two existing windows on the side elevation. The dwelling is not historic and does not contribute to the Historic District.

## STAFF RECOMMENDATION

Staff recommends approval of the construction of an enclosed one-story porch on the rear elevation and for the alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of an exhaust vent on same elevation, as described and depicted within the application at 40 S. Sixth Street, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ARB suggests that the Applicant consider brick masonry for the new stoop off of the porch to match the existing masonry leading to the basement.
- 3) Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the proposed project shall meet Standards 9 & 10:
  - a. Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
  - b. Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## ATTACHMENTS

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