



Community Development
Department

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Title:	COA 24-51 37 Beckham Street
Requested Action:	Retroactive review for removal of chimney.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting retro-active approval for the removal of the central, interior brick chimney due to deterioration at 37 Beckham Street. The work has already been undertaken.

BACKGROUND

This house at 37 Beckham Street was constructed sometime between 1908 and 1915, and it is in relatively good condition. The house is now situated at the edge of the commercial district on a block that historically contained other dwellings. This residential resource has survived, but it demonstrates the commercial development pressure and shows how the commercial district has expanded since the mid-twentieth century. Although some design modifications have been made, the house still contributes to the district. It retains integrity of location, design, materials, and feeling. Furthermore, this resource falls within the district's period of significance. Although the dwelling 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.	Analysis
F. ROOFS – F.1 CHIMNEYS		
1. Retain, protect, and repair chimneys and their details. Assure that flashing along the chimney at the roof is in good repair	3.32	The chimney has been removed and the Applicant does not wish to rebuild it.
2. Repair and replace chimneys in-kind. Recreate missing chimney details when the original is no longer extant, using pictorial or physical evidence as a guide.	3.32	Same as above.
Not historically appropriate: Removing a contributing chimney or its stack, even when an interior fireplace has been closed in or completely removed. Never remove a contributing chimney for an addition.	3.32	Same as above.
Introducing a new chimney that is incompatible in size, scale, material, and design.	3.32	Same as above.

STAFF RECOMMENDATION

Staff recommends retro-active approval of the removal of the central, interior brick chimney due to deterioration at 37 Beckham Street, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Moving forward, **any** exterior work to the building requires the submission of a Certificate of Appropriateness (COA) **prior** to any work being undertaken.
- 3) The removal of historic features of a contributing building in the Historic District, including on buildings that are more vernacular and not considered “high style” impacts the integrity of the individual building and ultimately of the Historic District. As financial constraints are always an issue in the repair and replacement of historic features, the Architectural Review Board is always willing to discuss alternative options that are appropriate for the building with all Applicants.

ATTACHMENTS

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