



TOWN OF WARRENTON

Department of Community Development

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ARCHITECTURAL REVIEW BOARD

Staff Report COA 2023-11

March 23, 2023

Owner/Applicant: Clea Investments LLC by John Capetanakis

Property: 100 Main Street

Request: Paint existing brick

Zoning: CBD – Central Business District

**Adjacent Property
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial Retail
South:	CBD	Commercial Retail
East:	CBD	Commercial Retail
West:	CBD	Commercial Retail

Proposal:

The applicant is proposing to paint the existing brick.

Historic and Architectural Significance:

This building was constructed between 1931 and 1947 based on Sanborn maps. The building is a good example of one-part commercial block building and represents the mid-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.

Historic District Guidelines Considerations:

Historic District Guidelines	Analysis
Guidelines for Painting	
Preserve the original finishes and coatings.	The existing wall is unpainted brick.
Guidelines for Foundations and Walls - Masonry	
Not historically appropriate to paint a previously unpainted masonry building or wall.	The existing brick is not painted

Staff Review:

Staff does not recommend approval of this COA due to it not meeting the Historic District Guidelines.