



TOWN OF WARRENTON

Department of Community Development

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ARCHITECTURAL REVIEW BOARD

Staff Report COA 2023-10

March 23, 2023

Owner/Applicant: Daniel Woodward

Property: 75 Main Street

Request: Remove existing front door and transom, new window, fill in hole from AC Unit, replace wood and paint materials, repair existing brick on rear, and repair existing fence.

Present Use: Vacant

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 remove existing front door and transom, new window, fill in hole from AC Unit, replace wood and paint materials, repair existing brick on rear, and repair existing fence.

Historic and Architectural Significance:

Built circa 1931, this building was used as a Western Union Telegraph Office until the 1940s when it became Ellis' Custard Shop, a popular meeting location following a movie in the adjacent theater building. This modest Art Deco building contributes to the historic and architectural character of the Warrenton commercial district. The building is an excellent example of one-part commercial block style building and represents the mid-twentieth-century residential resources within the district. This is a good representation of commercial infill on a predominantly commercial Main Street. 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 and Finishes	
1. Preserve original finishes and coatings.	Staff is not able to determine if Guidelines are being met without more information provided.
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building.	
3. Repaint and refinish to protect the resource, and enhance the original character of the building and the district.	
Guidelines for Storefronts	
1. Preserve and repair historic-age storefronts, including window trim, glass, lintels, sills, architraves, shutters, cornices, pediments, hoods, steps, and all hardware. Owners of buildings with storefronts that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.	Staff is not able to determine if Guidelines are being met without more information provided.
2. Repair storefront elements by patching, splicing, consolidating, or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.	
3. Replace in kind an entire storefront element that is too deteriorated to repair. If the overall form and detailing are still evident, use the physical evidence to guide the new work. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered.	
4. Recreate a missing lintel or cornice to help define the storefront. Carry through missing pilaster elements. If the original transom glass is missing, install new glass, but do not infill with a sign or other opaque materials. Use wood and glass or metal and glass doors.	
5. Recreate storefronts by matching the original proportions, sizes, scale, color, and materials of the original, documented storefront. Do not alter the commercial character of the storefront by substantially reducing or enlarging the area of glass in the storefront	
6. Design new storefronts to be compatible with the original building. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a	

Historic District Guidelines	Analysis
new design that is compatible with the style, size, scale, material, and color of the historic building.	
7. Maintain the alignment and rhythm of the front façade when altering or restoring a previously altered storefront. Use traditional materials such as masonry and wood. If using traditional materials is not feasible, use compatible substitute materials that are similar in scale, finish, and character to the original material and have proven durability in the local climate. Expose original storefront elements that have been obscured by modern siding or other materials.	
9. Design operable storefronts that are appropriate to the character of the district. Overhead doors should be used only on former garages, warehouses, or other buildings that would have originally included such doors. Folding-style doors are preferable on typical commercial storefront buildings.	
10. On a typical commercial building from the late nineteenth or early twentieth century, the storefront material should be wood or painted metal.	Staff is not able to determine if Guidelines are being met without more information provided.
11. Design operable storefronts with appropriate proportions. The number of vertical divisions in the storefront and the proportions of frame to glass in each bay should be consistent with the existing rhythm of the building façade, so that when closed, the storefront reads as a typical fixed storefront.	
Guidelines for Maintenance and Cleaning	
Clean masonry surfaces only when necessary using the gentlest means possible. Water washing at 100 PSI sprayed down from the eave (not upward) and avoiding crevices, architraves and openings is recommended. A mild non-ionic detergent may be added to remove oils. A soft natural bristle brush is recommended but avoid joints. Never wash in/near freezing weather. Tests for the proposed method of cleaning should be performed before cleaning the entire area to ensure that the cleaning will not harm the masonry. Tests should be performed over a sufficient period of time to evaluate both the immediate and long-range effects of the cleaning.	Staff is not able to determine if Guidelines are being met without more information provided.
1.Clean building surfaces with the gentlest means possible	
2.Clean surfaces only when sufficiently soiled, to avoid inflicting unnecessary damage to materials. Test all cleaning methods on an inconspicuous surface prior to application on remainder of building.	
Guidelines for Fences and Walls	

Historic District Guidelines	Analysis
1. Retain, protect, and repair existing iron, steel, brick, stone, cast stone, concrete block, and wood fences or walls.	Unclear what the intent is for the fence.
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	Unclear what the intent is for the fence.
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	Best practice stated in Guidelines.

Staff Review:

The application is lacking in details for types of materials and the extend of the modifications. Staff has asked the applicant to provide more information.

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.
2. Other conditions as appropriate when more information is provided.