



## TOWN OF WARRENTON

Department of Community Development

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### ARCHITECTURAL REVIEW BOARD

#### Staff Report COA 2023-7

February 23, 2023

**Owner/Applicant:** IOOF Charity Lodge #27 Tees/ Will Thomas

**Property:** 5 N Fifth Street

**GPIN:** 6984-43-8247-000

**Request:** Remove existing wooden front door, install new awning, and install exterior wall plaque

**Present Use:** Vacant (Previously Hound N' Hair)

**Zoning:** CBD – Central Business District

**Adjacent Property  
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial Retail
South:	CBD	Professional Offices
East:	R-6	Religious/Church
West:	CBD	Commercial Retail

#### Proposal:

The applicant is proposing to remove the existing wooden front door and install a new multi-pane steel door. The request also includes installation of a new awning over the front door and a 10"x10" or a 8" x 12" wall plaque sign. The applicant is proposing to use adhesive to attach the sign with no screws.

#### Historic and Architectural Significance:

This building was constructed in c.1960 and is in relatively good condition. As a commercial building, it represents a typical mid-twentieth century building within the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the commercial 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
<b>Guidelines for doors</b>	
3. Replace in kind an entire window or door that is too deteriorated to repair. If the overall form and detailing are still evident, use physical evidence to guide the new work. Recreate doors and windows to match the appearance of the original window or door design. While modern window materials such as extruded composites will be considered on a case-by-case basis, the new window must match the original in terms of size, shape, profile, depth of sash, width, and setback. Wood doors on primary façades should be replaced with replica wood doors and only if the original is damaged beyond repair. These guidelines encourage the use of substantial and durable materials.	The existing single pane wooden door is proposed to be replaced with a divided-lite steel door. While this is not an in-kind replacement, the impact should be minimal considering the existing windows have divided lites.
5. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered, especially on the side or rear façades when minimally visible from the street. All replacement materials must fit the original opening without alteration. Replacement doors on the side or rear façade, when minimally visible from a public right-of-way, may be wood or paneled steel. Substitute materials will be reviewed on a case-by-case basis.	The replacement door will not require the existing opening to be enlarged.
7. Design new windows, doors, and other elements to be compatible with the original building.	The proposed door is compatible with the existing windows on the front of the property.
<b>Guidelines for awnings</b>	
2. Design new awnings to be compatible with the historic building.	The building does not currently have any existing awnings.
5. Sloped shed-type fabric awnings are most appropriate for commercial and most residential buildings and cover fewer building elements. Retractable awnings are preferred. The design of the awning and color of the cloth should complement the building.	The applicant has proposed a dome awning above the front door of the building. The awning is proposed to be black to compliment the proposed door replacement and existing black roof. A sloped awning is preferred, but may jut too far into the street.
7. Awning frames must be fastened to the building in the least harmful manner and into the mortar joints or existing holes of former awnings or attachments.	No mounting details were provided, but a condition is suggested to ensure the awning is mounted in the least damaging methods.
<b>Guidelines for wall signage</b>	

Historic District Guidelines	Analysis
1. Wall signs should be scaled and sized according to the building to which they are proposed. They should not cover or obscure important architectural elements.	The wall signage appears appropriate for the size of the building.
2. Applied wall signs should be of painted wood, metal, or substantial and durable composite materials.	The proposed metal plaque is consistent with this guideline.
5. Wall signs should be attached in the least damaging means to the building's materials and other character-defining features. Try to reuse earlier holes for mounting rather than making new ones. When new holes are necessary, always try to fasten into the mortar instead of compromising the strength of a brick.	The signage is proposed where there are no existing holes. The applicant has stated they will fasten the sign into the mortar.

### Staff Review:

The proposed door is not a replacement, but the door is in-kind with existing windows on the front façade and would create a cohesive look to the front of the building. The proposed dome awning appears to meet most requirements, but a sloped awning is preferred. The plaque signage will have a minimal impact on the structure.

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.
2. The proposed plaque signage shall be installed in the least damaging methods, and if fasteners are used they shall be into the mortar joints to avoid compromising the strength of the brick.
3. Awning frames must be fastened to the building in the least harmful manner and into the mortar joints or existing holes or former awnings or attachments.